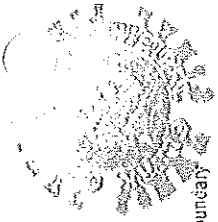


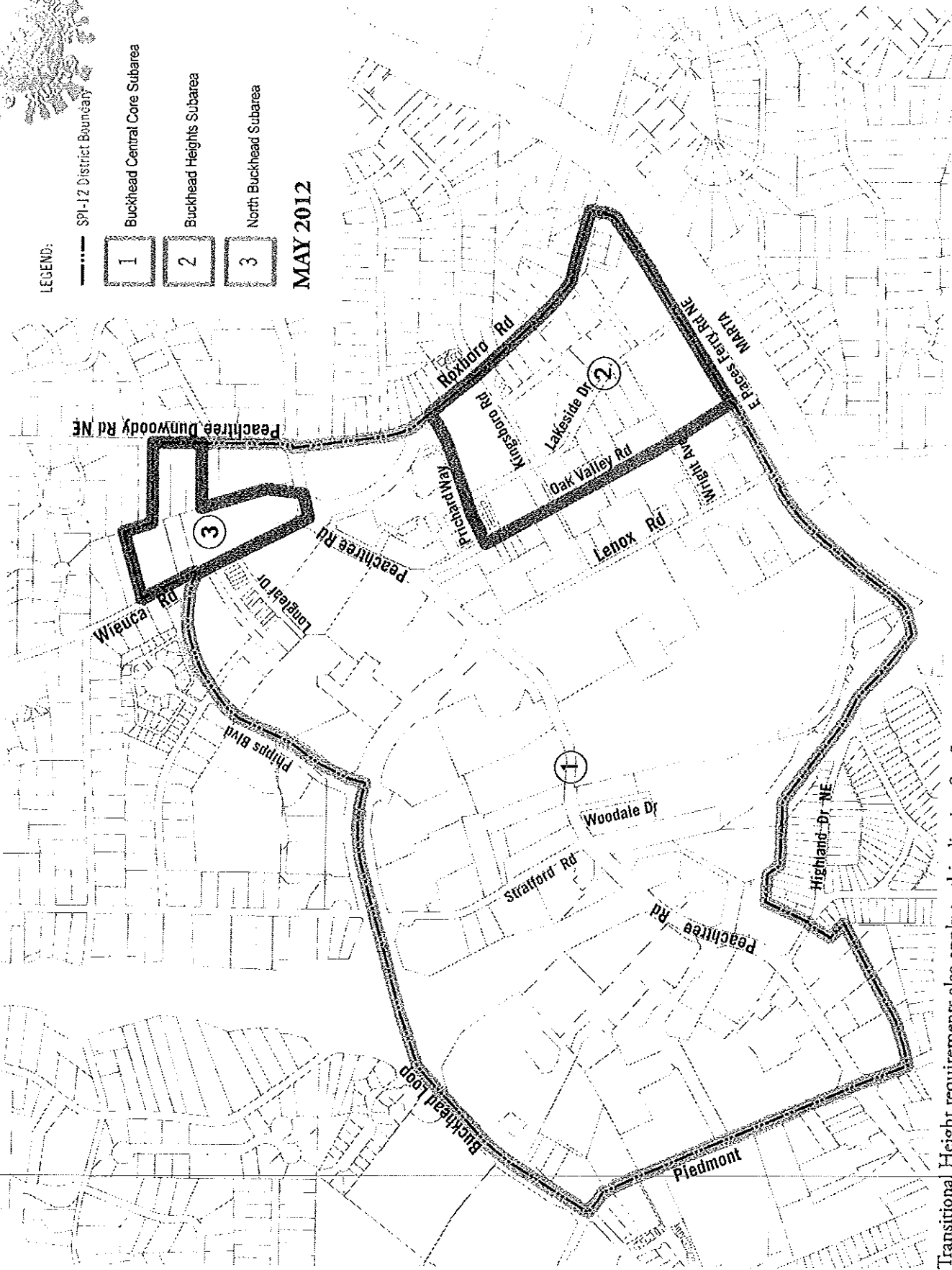
MAP A. ATTACHMENT "A" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT STREET BOUNDARIES MAP



LEGEND:

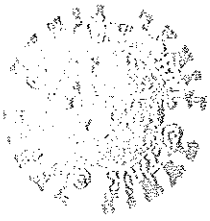
- SPI-12 District Boundary
- 1 Buckhead Central Core Subarea
- 2 Buckhead Heights Subarea
- 3 North Buckhead Subarea

MAY 2012



Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).

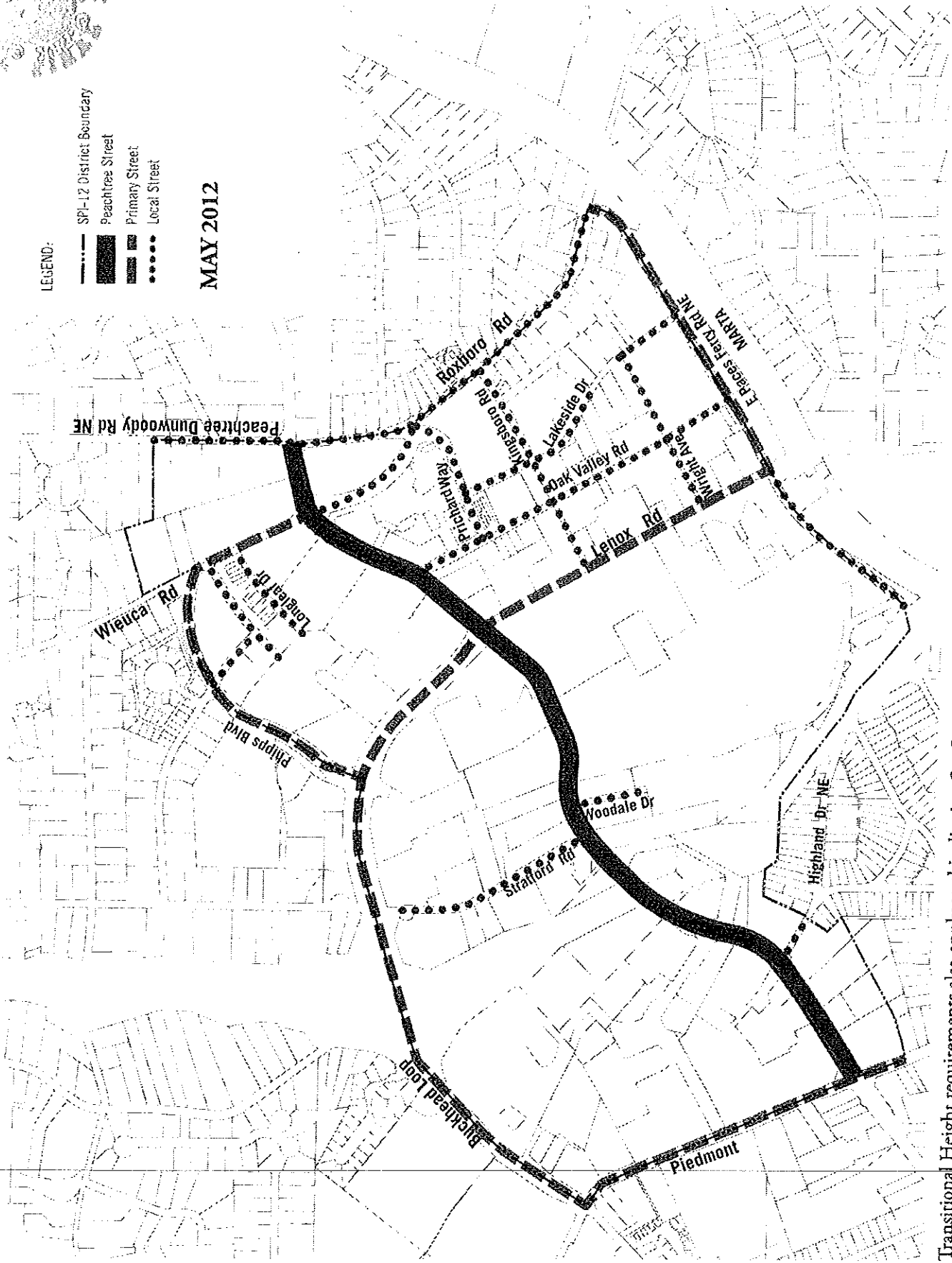
MAP ATTACHMENT "B" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT STREET FRAMEWORK MAP



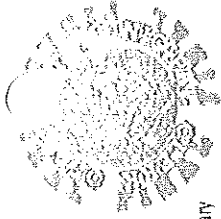
LEGEND:

- SPI-12 District Boundary
- ▬ Peachtree Street
- ▬ Primary Street
- Local Street

MAY 2012







Transitional Height requirements also apply to this district. See Section 16-18L.007(5).

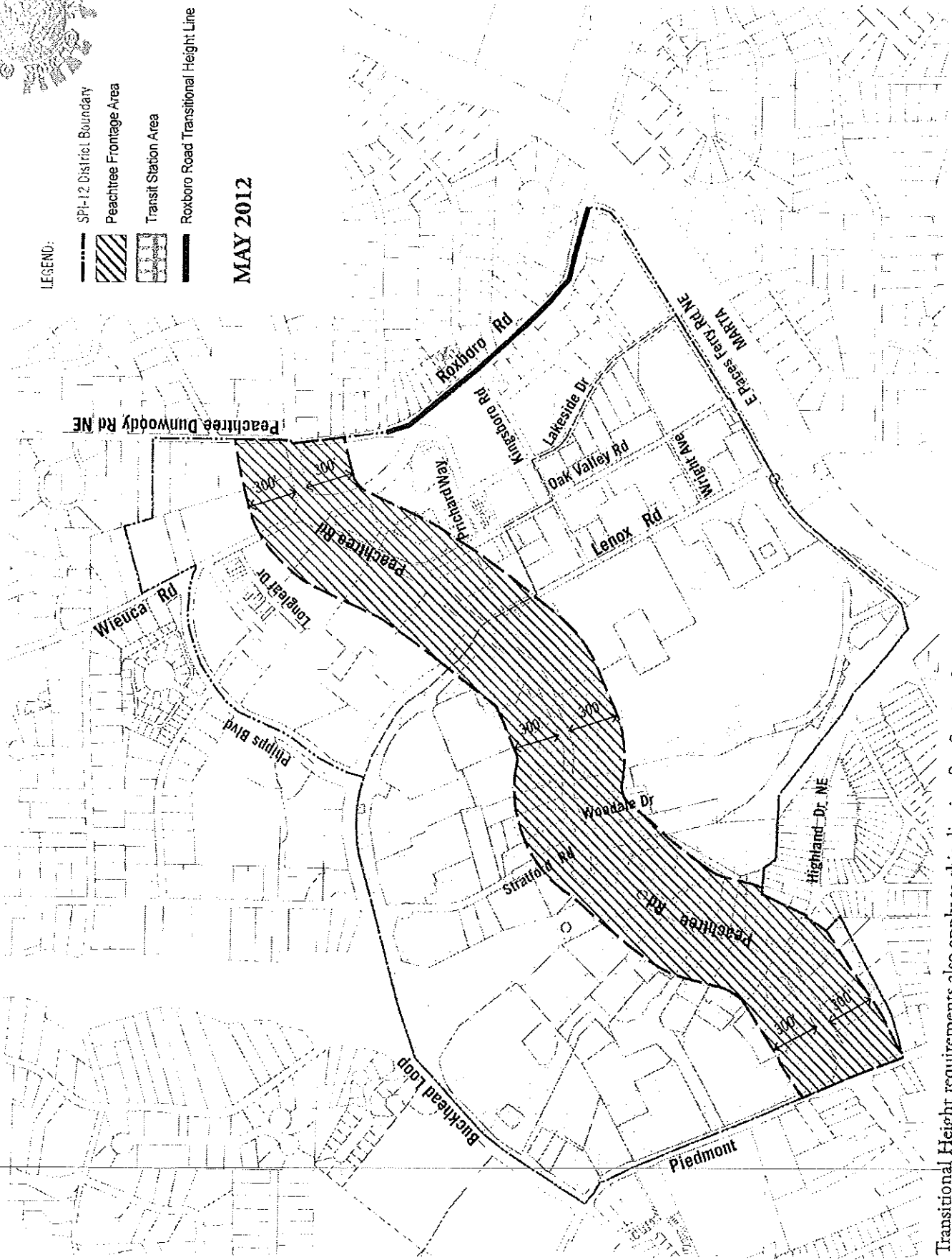


MAP A. ACHMENT "C" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT HEIGHT FRAMEWORK MAP

LEGEND:

-  SPI-12 District Boundary
-  Peachtree Frontage Area
-  Transit Station Area
-  Roxboro Road Transitional Height Line

MAY 2012



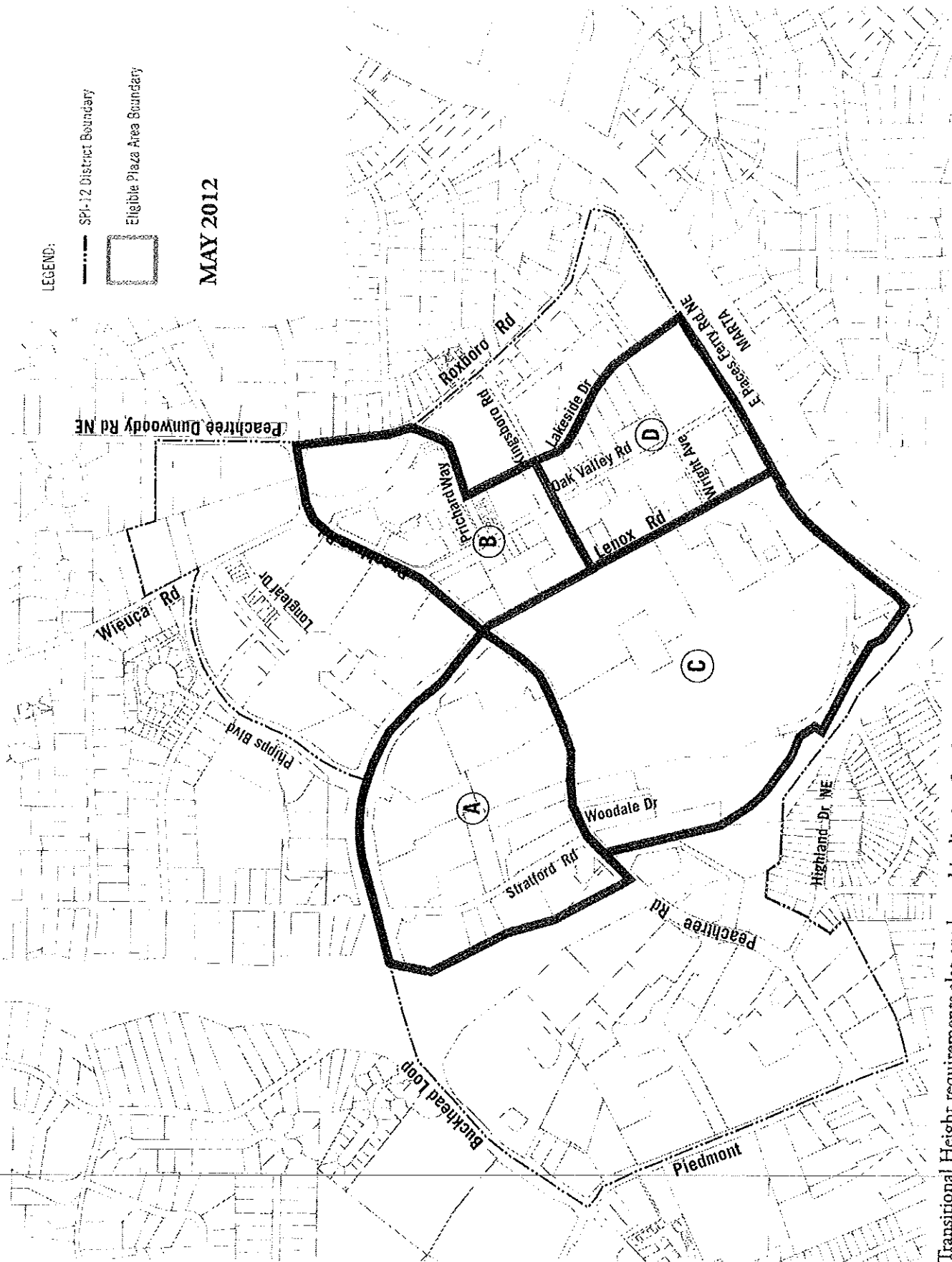
Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).

MAP ATTACHMENT "D" SPI-12 BUCKHEAD/LENOX STATIONS DISTRICT INCENTIVIZED PLAZAS MAP

LEGEND:

- SPI-12 District Boundary
- Eligible Plaza Area Boundary

MAY 2012



Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).

EXHIBIT X SPL-12 BUCKHEAD/LENOX STATIONS DISTRICT BLOCK AREA MAP

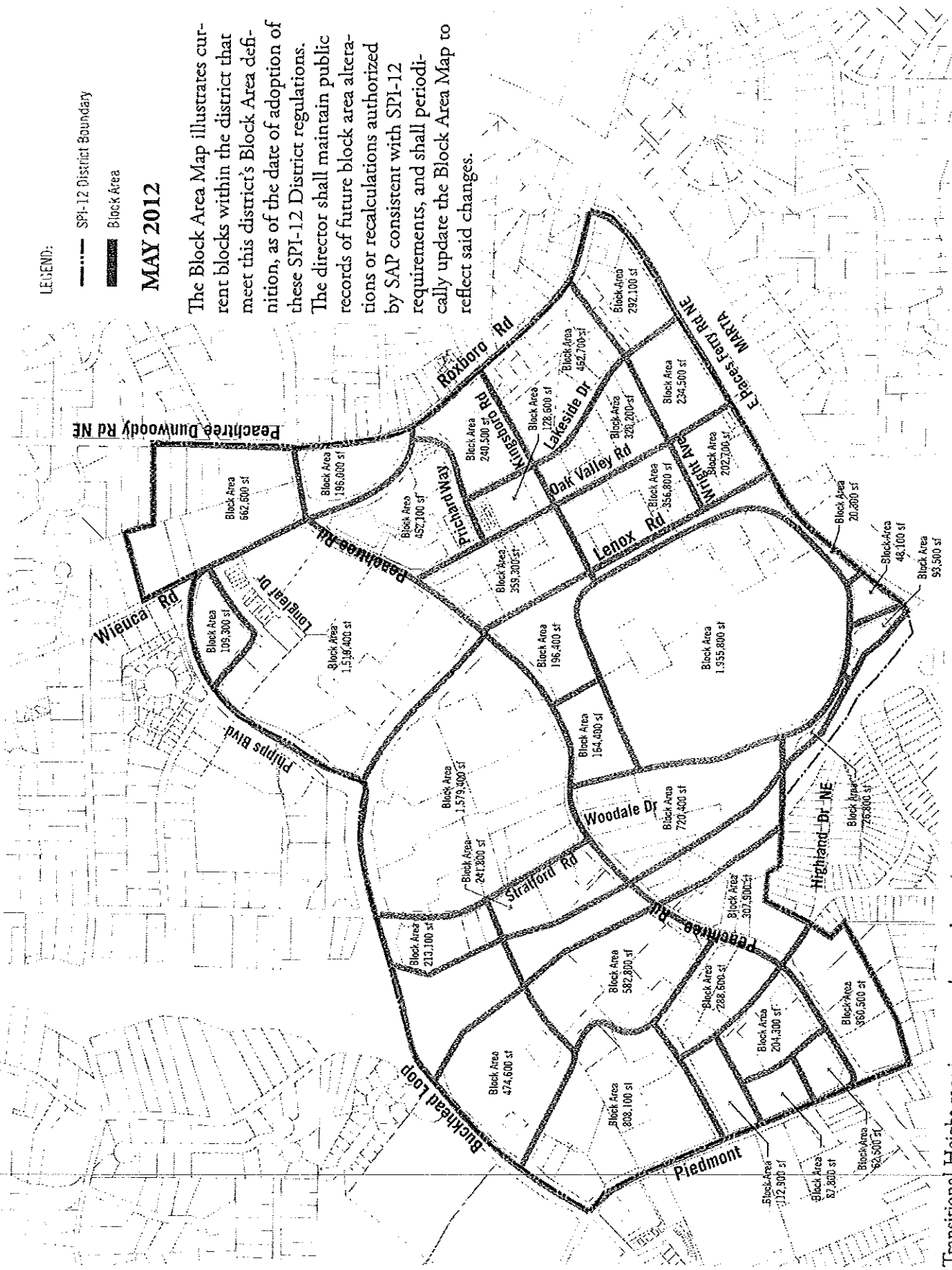
LEGEND:

--- SPL-12 District Boundary

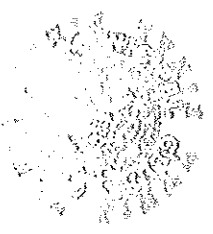
█ Block Area

MAY 2012

The Block Area Map illustrates current blocks within the district that meet this district's Block Area definition, as of the date of adoption of these SPL-12 District regulations. The director shall maintain public records of future block area alterations or recalculations authorized by SAP consistent with SPL-12 requirements, and shall periodically update the Block Area Map to reflect said changes.



Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).



City Council
Atlanta, Georgia

12-O-0228

A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE

Z-12-002

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY REPLACING CHAPTER 18L. SPI-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT WITH A NEW CHAPTER ENTITLED 18L. SPI-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT; TO DELETE CHAPTER 18S. BUCKHEAD PEACHTREE CORRIDOR SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS; TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING VARIOUS ZONING DISTRICTS WITH SAID SPI-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT MAP; TO AMEND CHAPTER 28A.010 BY REPLACING SUBSECTION (13) WITH A NEW SUBSECTION (13) BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST SIGN REGULATIONS; TO DELETE SUBSECTION (45) OF CHAPTER 28A.010 BUCKHEAD PEACHTREE CORRIDOR DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, The Buckhead / Lenox Station area serves as a local, regional and national premier destination for business, living and visiting; and

WHEREAS, Buckhead Community Improvement District, Buckhead Area Transportation Management Association (BATMA) and Livable Buckhead in partnership with the City of Atlanta has conducted a collaborative planning process for the area; and

WHEREAS, the Atlanta City Council has adopted multiple plans and policies in the current Comprehensive Development Plan regarding the area including the Piedmont Area Transportation Study, Pedestrian Connectivity Study and the District 7 Community Greenspace Action Plan; and

WHEREAS, the future vision of the area includes promoting the district as a lifelong living community by accentuating Peachtree Road as the prominent boulevard and creating vibrant streets through improving the mixture and connectivity of uses via an improved street network that facilitates safe and convenient pedestrian circulation and minimizes conflict between pedestrians and vehicles; having dense sustainable and environmentally sensitive development including diverse housing options as well as communal spaces and other open spaces with trees; minimize excessive parking requirements and encourage shared parking for compatible uses while encouraging the use of various transportation alternatives and support of the local Transportation Management Association to reduce traffic congestion and accentuate the area as a transit oriented district; meanwhile improve the overall aesthetic of the built environment yet protecting the adjacent single-family residential neighborhoods which adjoin the district; and

WHEREAS, certain existing developments are consistent with the Piedmont Area Transportation Study, Pedestrian Connectivity Study and the District 7 Community Greenspace Action Plan but face difficulties in adaptive reuse at full-capacity or in mixed-use redevelopment; and



WHEREAS, Buckhead Community Improvement District, Buckhead Area Transit Management Association (BATMA) and Livable Buckhead have partnered with the City of Atlanta to review and update the current zoning regulations that govern the physical growth and development of the area; and

WHEREAS, the need to evaluate the current zoning has been identified repeatedly through multiple comprehensive planning efforts that the Buckhead Community Improvement District and others have sponsored; and

WHEREAS, recommendations for development standards were developed through a comprehensive series of meetings with stakeholders from which these recommendations have been incorporated in the proposed zoning regulations; and

WHEREAS, the stakeholders included representatives from Buckhead / Lenox Station area property owners, business owners, Sustainable Atlanta, MARTA and nearby resident groups including representatives from Brookhaven, Buckhead Forest, North Buckhead, Peachtree Park, Pine Hills and Ridgedale Park; and

WHEREAS, it is the desire of the Buckhead / Lenox Station area stakeholders to create a vibrant improved urban environment where people can live, work, meet, shop, play and commute;

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

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by replacing Chapter 18L. SPI-12 Buckhead/Lenox Stations Special Public Interest District regulations with a new Chapter 18L. entitled SPI-12 Buckhead/Lenox Stations Special Public Interest District Regulations which new Chapter shall read as shown on the attached "Attachment A" which is incorporated herein.

Section 2: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by deleting Chapter 18S. SPI-19 Buckhead Peachtree Corridor Special Public Interest District Regulations.

Section 3: That the Official Zoning Map of the City of Atlanta is hereby amended to be consistent with the boundaries of the SPI-12 Buckhead/Lenox Stations Special Public Interest District as shown on "Map Attachment A" which is incorporated herein and by the reference made in Sec. 16-18L.003 of the proposed regulation, such that this map and the designation of the boundaries of the Buckhead/Lenox Stations Special Public Interest District shall be incorporated into and made part of the Official Zoning Map of the City of Atlanta and the same shall define the area where the SPI-12 Buckhead/Lenox Stations Special Public Interest District Regulations shall be effective. All areas shown on the aforesaid map as a part of the SPI-12 Buckhead /Lenox Stations Special Public Interest District shall be rezoned from any existing zoning designation to the zoning designation SPI-12 Buckhead /Lenox Stations Special Public Interest District.

Section 4: That the Official Zoning Map of the City of Atlanta is hereby amended to create within the boundaries of the SPI-12 Buckhead/Lenox Stations Special Public Interest District, certain subareas designations including: Subarea 1: Buckhead Central Core; Subarea 2: Buckhead Heights; and Subarea 3: North Buckhead and the same designations are incorporated into and made part of the Official Zoning Map of the City of Atlanta and define the area where the Subarea Regulations as set forth in the new Chapter 18L shall be effective.



Section 5: That the Official Zoning Map of the City of Atlanta is hereby amended to include the attached "Map Attachment B" (Buckhead/Lenox Stations Street Framework Map), "Map Attachment C" (Buckhead/Lenox Stations Height Framework Map) and "Map Attachment D" (Buckhead/Lenox Stations Incentivized Plazas Map), which maps are referenced in Sec. 16-18L.003 and made a part of the Chapter 18L. SPI-12 Buckhead/Lenox Stations Special Public Interest District and shall be incorporated herein, with said maps defining the areas in which the regulations set forth in the Chapter 18L shall be effective.

Section 6: That the "Buckhead/Lenox Stations Block Area Map" attached hereto as Exhibit X is hereby adopted and incorporated herein by this reference, which Block Area Map illustrates current blocks within the SPI-12 Buckhead/Lenox Stations Special Public Interest District that meet this District's block area definition and specifies further data relative thereto. Said Block Area Map shall be periodically updated by the Director of the Office of Planning as specified on the face of said map.

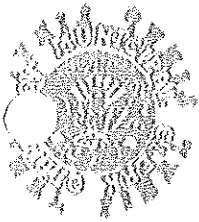
Section 7: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by deleting subsection (45) SPI-19 Buckhead Peachtree Corridor District.

Section 8: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, subsection (13) be amended by striking the existing language in said subsection and replacing it with a new subsection (13) entitled SPI-12 Buckhead/Lenox Stations District which new subsection (13) shall read as follows:

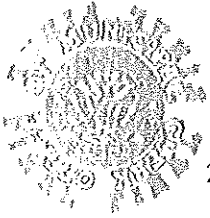
(13) SPI-12 Buckhead/Lenox Stations District:

It is the intention of these regulations to address the specific and unusual development patterns, building forms, and mix of uses which currently exist in this SPI district so as to regulate the size and location of signs so that only businesses which are clearly intended by building form and placement to be a component part of a unified development or a development utilizing shared access, while maintaining the prohibition against the use of signs which are permitted as business identification signs for use as general advertising signs.

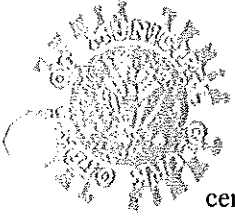
- a. General Regulations: Signs within the SPI-12 Buckhead/Lenox Stations District are subject to the regulations set forth in this section (13). For purposes of this section (13), "street" means public right-of-way, private streets that function as public streets and pedestrian ways as defined by Section 16-18L.005. Other references in this section (13) to terms defined in Section 16-18L.005 shall apply said definitions.
- b. Subarea 1 and 2: The sign regulations for Subareas 1 and 2 shall be as indicated below in subsections d. through i.
- c. Subarea 3: The sign regulations for Subarea 3 shall be the same as the sign regulations for residential districts set forth in Section 16-28A.010(1).
- d. Building Business Identification Signs:
 1. Type: Wall signs, projecting signs, canopy signs, parapet wall signs, suspended signs and marquee signs shall be permitted. Only one of the signs may be either suspended or projecting along each street frontage per business establishment, provided that corner business establishments may have two projecting signs limited to one projecting sign per street frontage.
 2. Number:
 - (a) Sidewalk-Level Business Establishments: A maximum of three building business identification signs shall be allowed for each business establishment on the sidewalk-level of a building having frontage along a street.
 - (b) Second-Level and Third-Level Business Establishments: A maximum of two building business identification signs shall be allowed for each second-level and third-level business



- establishment having a facade that faces a street. For purposes of this section (13), "second-level and third-level" means those building floor levels immediately above sidewalk-level.
- (c) Corner Business Establishments: One additional building business identification sign shall be allowed for each business establishment occupying a corner space that faces two streets and is located on the sidewalk-level, second-level or third-level, provided such sign is oriented toward the additional street.
3. Area: Where a business establishment is permitted to have building business identification signs, the following regulations shall apply:
- (a) Sidewalk-Level, Second-Level and Third-Level Business Establishments: The combined area of the business identification signs shall not exceed 10 percent of the total area of the walls of the business establishment that face the street but at least 60 square feet of combined sign area is allowed for each business establishment.
- (b) Corner Business Establishments: The area of the additional sign authorized by subsection (13)d.2.(c) shall not exceed 10 percent of the total area of the walls of such business establishment that face the additional street, or 60 square feet, whichever is less.
- (c) No individual sign shall exceed 200 square feet.
4. Height: The height limitation set forth in Section 16-28A.007(m) may be exceeded for authorized building business identification signs as follows:
- (a) No portion of a business identification sign for a sidewalk-level business establishment shall be located more than 35 feet in height above the elevation of the nearest sidewalk walk zone or pedestrian path.
- (b) No portion of a business identification sign for a second-level or third-level business establishment shall be located more than 50 feet in height above the elevation of the nearest sidewalk walk zone or pedestrian path provided that:
- (1) The sign shall be located directly above the independent entrance to the second-level or third-level use; or
- (2) The sign shall be located directly above or adjacent to windows for such second-level or third-level use.
- (c) No portion of any business identification sign shall extend above the top of a building upon which it is located.
5. Multi-Tenant Signs: In addition to the signs otherwise authorized, buildings with three or more tenants shall be permitted one single building business identification sign. Said sign shall be erected as a wall sign and shall not exceed 100 square feet in sign area. Where a building with three or more tenants faces two or more streets, two such multi-tenant signs shall be authorized provided that each is oriented toward a different street.
- e. Monument Signs: For the purposes of this section (13), "Monument Sign" means a permanent sign not attached to a building and constructed directly and continuously upon the ground or grade-level support structure with no separation between the sign and the ground or grade-level support structure. Such signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing and shall be authorized as a type of business identification sign, subject to all restrictions and regulations generally applicable to all building business identification signs provided they meet each of the following standards:
1. Number: One monument sign shall be authorized for each building that contains more than 25,000 square feet of gross floor area excluding parking areas except that no monument sign shall be authorized for any building that utilizes a regional shopping center sign or utilizes a nonconforming freestanding sign. When buildings which meet these criteria for a monument sign also face two or more streets, two monument signs shall be authorized provided that each is oriented toward a different street. Any business identification sign copy appearing on a monument sign shall be counted against the number of business identification signs and the total square footage of sign faces to which a business is otherwise entitled.



2. Location: Monument signs shall only be located on private property provided that under no circumstances shall a monument sign encroach into required sidewalk walk zones, pedestrian paths, or visibility triangles.
3. Size and Height: Monument signs shall not exceed 18 feet in length and two (2) feet in width measured from the outer edges of the monument sign, and five (5) feet in base height measured from the lowest point of the elevation of the nearest sidewalk clear zone or pedestrian path to the highest point of the monument sign. A vertical extension shall be permitted above the five (5) feet maximum base height provided such extension does not exceed a total height of 18 feet (including the base height), eight (8) feet in length and two (2) feet in width, all measured in the same manner as stated above. Such signs, when located in the supplemental zone, shall not be situated in a manner that prohibits pedestrian circulation.
4. Affiliated Businesses and Affiliated Businesses Utilizing Shared Access: Businesses that are affiliated, such as through a unified development plan, or in the operation of their businesses through direct shared private street vehicular access to the same public street may utilize monument signs for business identification signage on a monument sign located upon or within 20 feet of a drive lane of such shared vehicular access provided that such monument signage:
 - (a) Shall be directly visible from such adjacent public street; and
 - (b) Shall only indicate businesses which are located within 1,000 feet of such signage.
 - (c) Shall be counted against the number of business identification signs and the total square footage of sign faces to which a business utilizing such business identification signage is otherwise entitled.
 - (d) Shall be subject to include notarized documentation acknowledging that the city will only issue permits that meet the criteria set forth in this subsection; that the city is not required to determine whether the requested space on any monument sign is available to such applicant for such use; and that such applicant is responsible for all arrangements with its business affiliates to allow the location of the sign which is the subject of the application on the monument sign. Further, the city's issuance of a sign permit pursuant to this subsection, which is, in part, based on the notarized documentation provided by the applicant:
 - (1) Shall not be considered to be the city's decision that such permit has the effect to supersede, amend or modify private rights of ownership in the monument sign.
 - (2) Shall not be considered to be the city's decision that such permit has the effect to supersede, amend or modify private rights in shared access as between any party with claims to the use of such private access.
 - (3) Shall not give rise to any obligation of the city to defend its issuance of the permit because such issuance granted a vested right to a business to locate on any monument sign. While no business identification sign may be located on any monument sign without a permit, the allocation of all private rights as to who may place a permitted business identification sign on such monument sign shall at all times be finally determined by the contractual or ownership arrangements between the business affiliates with respect to such monument sign.
- f. Building Signature Signs: Notwithstanding the restriction on occupancy limits in the definition of Principal Occupant in Section 16-28A.004, a building tenant who occupies a minimum of 20 percent of the floor space of a specific building that is available for occupancy shall be authorized to erect a Building Signature Sign, provided all other restrictions set forth in Chapter 28A related to Building Signature Signs are followed.
- g. Regional Shopping Center Signs: In lieu of authorized monument sign(s), a regional shopping center, as defined by Section 16-18L.005, shall be permitted one single freestanding business identification sign which may be a changing sign. Said sign shall not be located within the sidewalk walk zone or pedestrian path. Said sign shall not exceed 200 square feet in sign area and shall not exceed 35 feet in height above the elevation of the nearest sidewalk walk zone or 35 feet from the ground at the base of the structure to the tallest part of the structure, whichever greater. Where such regional shopping



centers have frontage on two or more streets, one additional large shopping center sign shall be permitted provided that such additional sign is not a changing sign.

- h. Prohibited and/or Restricted Signs:
1. General Advertising Signs Prohibited: General advertising signs shall not be permitted.
 2. Freestanding Signs Prohibited: Freestanding signs shall not be permitted other than monument signs and regional shopping center signs, except that any freestanding sign lawfully constructed prior to the effective date of this Chapter that is partially or fully destroyed by unintentional means such as fire, storm or other hazards may be reconstructed on its previous footprint to its previous height, size and location.
 3. Animated, Flashing, and Changing Signs: Unless authorized as regional shopping center signs in subsection 13(g), animated, flashing, and changing signs shall be prohibited.
 4. Signs Extending Over Pedestrian Ways: No sign shall extend into or project over an amenity zone, sidewalk walk zone, pedestrian path, or street right-of-way except if expressly authorized to encroach into a public right-of-way by an encroachment agreement approved pursuant to Chapter 138 of the City Code.
- i. All zero-lot-line attached single family dwellings shall be allowed one residential sign per lot not to exceed two square feet in sign area. Said sign shall be mounted flat to the building or suspended.

Section 9: This ordinance shall become effective immediately upon signing by the Mayor or as otherwise provided by the operation of law.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk

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

May 21, 2012
May 30, 2012

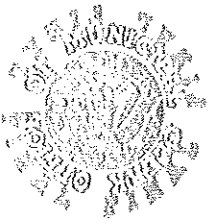


ATTACHMENT "A"

CHAPTER 18L. SPI-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT

Sec. 16-18L.001. Scope of provisions

1. The regulations set forth in this Chapter, or set forth elsewhere in this part when referred to in this Chapter, are the regulations of the SPI-12 Buckhead/Lenox Stations Special Public Interest District. These regulations shall replace all existing districts and portions of existing districts as shown on the zoning map referenced in section 16-18L.003. Except as otherwise specifically provided in sections 16-18L.001(2) and (3):
 - a. All new development shall conform to the requirements of this Chapter;
 - b. If 60 percent or more of the principal building(s) on a parcel of property is removed or destroyed by any means, subsequent redevelopment of such parcel shall be in full compliance with the requirements of this Chapter; and
 - c. Any other redevelopment which would be governed by one or more of the regulatory elements of this Chapter shall comply with those impacted regulatory elements.
2. Subject to property interests otherwise properly vested under state law, all zoning districts and related site plans and conditions in existence prior to the effective date of this Chapter shall be replaced by the regulations of this Chapter, except as follows:
 - a. Any principal building shown on a parcel of property that is subject to a site plan approved prior to the effective date of this Chapter that was not constructed prior to said effective date may be constructed through issuance of an SAP in accordance with the uses(s), height, location and density applicable to that building as specified on such site plan. Such building shall be deemed conforming for purposes of Chapter 24 (Nonconformities) as to such previously approved use(s), height, location and density. Except as otherwise provided herein, all other regulations of this Chapter shall apply to said parcel unless compliance with these other regulations renders construction of such building consistent with such prior use(s), height, location and density structurally unfeasible.
 - b. Any principal building constructed prior to the effective date of this Chapter that is partially or fully destroyed by unintentional means such as fire, storm or other hazards may be reconstructed on its previous footprint to its previous uses(s), height, location and density. Such rebuilt principal building shall be deemed conforming for purposes of Chapter 24 (Nonconformities) as to such previous use(s), height, location and density.
 - c. Properties fully or partially developed as a planned development pursuant to section 16-19.002 that was adopted prior to the effective date of this Chapter shall be subject to the following:
 - i. All prior conditions directly related to unified control of the development as a whole within the meaning of said section 16-19.002 shall continue to apply to all properties within said former planned development unless determined by the director through an SAP to have been rendered unnecessary by the adoption of these SPI-12 regulations.
 - ii. Any such properties may be subdivided into different ownership that can be acknowledged as separate parcels, provided:
 - (1.) An SAP meeting these requirements is approved by the director;
 - (2.) All resultant properties will meet or will be made to meet as a condition of the subdivision approval the requirements of this Chapter except as otherwise authorized in this subsection;
 - (3.) No such properties shall be subdivided in a manner that prevents access to sufficient exits by occupants of any structure or prevents access to the entire parcel by emergency service personnel even where served by private streets;



- (4.) No such properties shall be subdivided to the extent development rights applicable to such properties are impacted without the written consent of all property owners within such former planned developments; and
 - (5.) No such properties shall be subdivided in a manner that violates the City of Atlanta Comprehensive Development Plan, including the District 7 Greenspace Action Plan.
- d. To the extent greater than the maximum height allowed by Section 16-18L.007, any height increase approved by the Board of Zoning Adjustment prior to the effective date of this Chapter shall be the allowable height for such building, subject to any conditions included in such approval by the Board of Zoning Adjustment.
3. Subject to Chapter 24 (Nonconformities) and property interests properly vested under state law, all special use permits approved prior to the effective date of this Chapter, including related conditions and site plans, shall be deemed to comply with the regulations of this Chapter.

Sec. 16-18L.002. Statement of intent

The intent of the council in establishing the SPI-12 Buckhead/Lenox Stations Special Public Interest District is as follows:

1. Preserve, protect and enhance the district as a local, regional and national premier destination for business, living and visiting;
2. Preserve and protect the adjacent single-family residential neighborhoods which adjoin the Buckhead/Lenox Stations District including Brookhaven, Buckhead Forest, North Buckhead, Peachtree Park, Pine Hills and Ridgedale Park;
3. Ensure the overall aesthetic of the built environment is urban in nature and extremely high in quality;
4. Implement local plans and policies within the district, including the Comprehensive Development Plan and the District 7 Community Greenspace Action Plan.
5. Provide housing opportunities that reflect a rich diversity of incomes and ages;
6. Promote the district as a lifelong living community providing residential opportunities for all stages of life;
7. Preserve and continue to facilitate the mixture and connectivity of commercial uses and residential uses via a dense street network throughout the district;
8. Significantly increase the amount of open space throughout the district;
9. Promote future development that is sustainable and environmentally sensitive including encouraging green building standards and incorporating alternative energy sources;
10. Ensure the planting of trees on all district streets and in all open spaces;
11. Encourage the development of communal spaces through the use of public sidewalks, plazas, parks and public art;
12. Discourage the creation of above ground stormwater retention facilities except when properly designed as publicly accessible amenities;
13. Facilitate safe and convenient pedestrian circulation and minimize conflict between pedestrians and vehicles;
14. Ensure that area block infrastructure is adequate to facilitate mobility and connectivity of proposed intensities of uses;
15. Ensure pedestrian connectivity enables successful connections to the adjacent areas outside of the district;
16. Encourage the creation of vibrant streets through the provision of active street uses and engaging street fronting building design;
17. Accentuate Peachtree Road as a marquis and prominent boulevard;
18. Preserve and continue the area as a transit oriented district through the facilitation of high densities;
19. Encourage the use of various transportation alternatives including bus, rail, walking and biking;
20. Encourage the participation in and support of the local Transportation Management Association to further aid in the reduction of single occupancy vehicle traffic congestion; and



21. Minimize excessive parking requirements and encourage shared parking for compatible uses.


Sec. 16-18L.003. Boundaries of district established

The boundaries of the SPI-12 Buckhead/Lenox Stations District are shown on Map Attachment "A" the SPI-12 Buckhead/Lenox Stations District Boundaries Map which by this reference is incorporated into and made a part of this Chapter and this Part. The maps shown on Map Attachment "B" the SPI-12 Buckhead/Lenox Stations Street Framework Map, Map Attachment "C" the SPI-12 Buckhead/Lenox Stations Height Framework Map and Map Attachment "D" the SPI-12 Buckhead/Lenox Stations Incentivized Plazas Map, shall by this reference also be incorporated into and made a part of this Chapter and Part. The SPI-12 Buckhead/Lenox Stations District is divided into three subareas as shown on said map Attachment "A" described as follows:

1. Subarea 1 – Buckhead Central Core
2. Subarea 2 – Buckhead Heights
3. Subarea 3 – North Buckhead

Sec. 16-18L.004. Application procedures

1. Special administrative permit (SAP) application.
 - a. All exterior demolition, new construction (including additions to existing buildings), monument signs, modification or subdivision of prior unified development plans, modifications of amenity zones, walk zones or pedestrian ways, modifications of outdoor dining, movement or removal of private streets that function as public streets utilized to satisfy block area calculations for any property within the district, or any construction which results in increased lot coverage, modification of a building footprint, or modification of building facades that alters the configuration of openings or public access shall be subject to special administrative permit (SAP) approval. For such SAP approval, an SAP application and a specified number of copies each of a site plan, landscape plan, and elevation drawings of each exterior facade shall be submitted, as applicable, and approved by the director prior to an applicant filing for a building permit.
 - b. An applicant shall arrange a conference to discuss the application and the requirements of this Chapter with the director prior to SAP submittal. Such meeting shall be held within 14 days of the date of the request by the applicant, unless a longer period is agreed upon by the applicant and director.
 - c. All SAP applications shall be processed in accordance with the standards and procedures applicable to SAP applications contained in Chapter 25 except as otherwise modified by this Chapter 18L. The director shall provide a written response to the applicant within 30 days of the date of the completed SAP application as provided in Sec. 16-25.004.
 - d. Where regulations require variance, special exception or special use permit action, the SAP for building permit purposes shall not be issued until the necessary approval has been obtained for such variance, special exception or special use permit.
2. Administrative variations.
 - a. As part of general action when plans require approval of an SAP, the director may authorize variations from regulations generally applying based on written findings, to be filed as a public record, that either:
 - i. A plan proposed by an applicant, while not strictly in accordance with regulations applying generally within the district, satisfies the public purposes and intent of such regulations, and provides public protection to an equivalent or greater degree than strict enforcement of such regulations would provide; or
 - ii. In the particular circumstances of the case, strict application of a particular regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at that time or in the future.



b. Parcels abutting Peachtree Road that become out of compliance with these SPI-12 zoning regulations, including existing site plans that were approved prior to the effective date of this Chapter as a direct result of the construction of the Peachtree Corridor Project, shall be permitted to utilize the provisions for variations provided in section 16-18.L.004 to request administrative site plan amendments without further city council review to administratively correct said compliance discrepancies as to said elements. This subsection (b) shall not be construed or utilized so as to exceed or increase the pre-construction development permission of any such parcel.

3. Prohibited variances: Notwithstanding any provision in this Chapter or Part to the contrary, neither administrative variation nor variance by the Board of Zoning Adjustment shall be authorized from this Chapter's building height requirements or block area formula. Alterations to block area calculations based upon construction of new authorized street types, and recalculations of the square footage of an individual block area based upon more accurate survey data, shall be authorized by administrative variation consistent with SPI-12 requirements. Changes to transitional height requirements shall not be authorized by administrative variation but requests for variance from transitional height requirements shall be only through application to the Board of Zoning Adjustment.

Sec. 16-18L.005. Definitions

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Active Uses: The sidewalk-level uses regulated in sec. 16-18L.011 for the purposes of creating vibrant and pedestrian-oriented sidewalks and streets within the district.

Block area: The total area (in square footage) within a block perimeter continuously bounded by any of the following street types as defined in this Chapter: Peachtree Road, Primary Streets, Local Streets, Pedestrian Ways, and private streets that function as a public street. Block area measurements shall utilize the back edge of curb of the adjacent street types, or the back edge of the adjacent pedestrian way, for purposes of defining the perimeter of the block. Georgia State Route 400, the MARTA northern concourse pedestrian bridge and the SPI 12 district boundary, when no intervening street exists, shall be permitted to count as streets for purposes of the section 16-18L.007 block area calculation.

Building footprint, sidewalk level: The conditioned floor of a building located at the sidewalk level. For buildings with more than one sidewalk level, the portion of such building located at the primary building façade shall be used.

Building footprint, tower level: The conditioned floors of a building located in excess of 125 feet in height above the defined sidewalk level as established by this district.

Director: The Director of the Office of Planning or designee.

Local Streets: Those public streets or portions of public streets that constitute the minor roadways of the district and that are designated as Local Streets on map Attachment "B", the SPI-12 Buckhead/Lenox Stations Street Framework Map.

Mixed-use developments: Notwithstanding the provisions of section 16-29.001(24), mixed-use development is development containing more than one principal use on the same development site.

Non-residential uses: The specific uses and provisions corresponding to all other uses except for residential and dwelling uses as identified in the SPI-12 Buckhead/Lenox Stations Table of Uses.

Open Space. That portion of a development dedicated to passive or active pedestrian activities and amenities and meeting the requirements of section 16-18L.008.

Peachtree Frontage Area: That area designated as such on map Attachment "C", the Buckhead/Lenox Stations Height Framework Map that lies within 300 feet of the outer edge of the Peachtree Road right-of-way.

Peachtree Corridor Project: The reconstruction of a portion of Peachtree Road within this district to better accommodate pedestrians bicyclists and mass transit facilitated through coordination of the



Buckhead Community Improvement District, the City of Atlanta and the Georgia Department of Transportation.

Pedestrian Path: A path for pedestrian traffic within a Pedestrian Way meeting the requirements of section 16-18L.015(2).

Pedestrian Way: An external area permitting public accessibility to pedestrian-only traffic, containing an unobstructed pedestrian path and meeting the requirements of section 16-18L.015(2).

Pet-walking Area: The dedicated area of a parcel set aside for the purposes of satisfying the daily exercising regimens necessary for pets.

Plaza: The dedicated area between the primary building facade and the adjacent walk zone incorporated into larger scale non-residential developments for the purposes of facilitating pedestrian movement and establishing visual points of interest.

Primary Streets: Those streets or portions of streets that constitute the major thoroughfares of the district and that are designated as Primary Streets on map Attachment "B", the SPI-12 Buckhead/Lenox Stations Street Framework Map.

Private streets that function as a public street: This term shall refer to private streets, drives or pedestrian ways that meet the applicable requirements of sections 16-18L.009 through 16-18L.011 and 16-18L.015.

Regional Shopping Center: One or more attached buildings containing primarily retail establishments which exceed 800,000 square feet of gross leasable floor area.

Residential uses: The specific uses and provisions corresponding to residential and dwelling uses as identified in the SPI-12 Buckhead/Lenox Stations Table of Uses.

Sidewalk-level: Any building floor located within five vertical feet of the adjacent sidewalk, supplemental zone or pedestrian way and meeting the requirements of section 16-18L.011.

Screen wall extensions: A wing wall extension of a building facade matching the material and design of the adjacent adjoining building and not located within an open space, sidewalk or supplemental zone.

Supplemental zone: The area located between any sidewalk walk zones and/or pedestrian paths and a building facade.

Transit station area: The area nearest the district MARTA stations designated as the transit station area on map Attachment "C", the SPI-12 Buckhead/Lenox Stations Height Framework Map.

Transitional Height Line: The boundary located along the center line of the segment of Roxboro Road specifically demarcated on map Attachment "C", the SPI-12 Buckhead/Lenox Stations Height Framework Map, representing the area of the district in need of protection from building shadowing and massing.

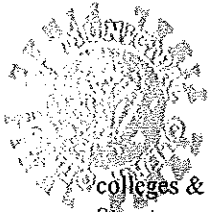
Sec. 16-18L.006. Permitted principal uses and structures

1. The permitted principal uses and special permit uses set forth in Table 1: SPI-12 Buckhead/Lenox Stations Table of Uses shall be permitted only as listed within each subarea within said Table of Uses and only in the manner so listed.
2. Permitted principal uses: A building or premises shall be used only for the principal uses indicated with a "P" in Table 1 SPI-12 Buckhead/Lenox Stations Table of Uses subject to the following:
 - a. For the purposes of this Chapter, uses at sidewalk-level in what would otherwise be classified as an independent primary parking structure shall not constitute principal uses.
 - b. Surface parking lots as defined in section 16-29.001(34) and detached single-family dwellings are prohibited principal uses within the district.
3. Special Use Permits: The following uses are permissible only by special permits of the type indicated subject to limitations and requirements set forth herein or elsewhere in this part, and subject to the applicable procedures and requirements set forth in section 16-25.001, et seq. Special use permits shall be required as indicated with "SUP" in Table 1: SPI-12 Buckhead/Lenox Stations Table of Uses.
4. Prohibited Uses. All uses marked with an "X" in Table 1: SPI-12 Buckhead/Lenox Stations Table of Uses shall be prohibited in the subarea(s) identified. All other uses not listed in said Table 1: SPI-12 Table of Uses shall be prohibited in all district subareas.



5. Accessory Uses and Structures. Accessory uses and structures shall be permitted in this District and shall include those customarily accessory and clearly incidental to permitted principal uses and structures, including accessory parking to serve authorized uses within the District as well as repair garages, service stations, paint and body shops and car washes, all subject to the restrictions set forth in this Chapter.

TABLE R-SPI-12-BUCKHEAD/DE-NOX STATIONS TABLE OF USES	SUBAREA 1	SUBAREA 2	SUBAREA 3
RESIDENTIAL & DWELLING USES			
Multi-family dwellings & supportive housing	P	P	X
Zero-lot-line attached single family dwellings	P	P	P
NONRESIDENTIAL USES (COMMERCIAL & RETAIL USES)			
Bakers & catering establishments	P	P / ^b SUP	X
^a Eating & drinking establishments defined as a "nightclub" set forth in Chapter 10 of the Code of Ordinances (Alcohol Code)	P / SUP / X	X	X
Eating & drinking establishments not defined as a "nightclub" set forth in Chapter 10 of the Code of Ordinances (Alcohol Code)	P	P / ^b SUP	X
^c Fueling stations	P	X	X
Laundry & dry cleaning establishments	P	P / ^b SUP	X
Plumbing, heating, ventilation, air conditioning service/repair	P	P / ^b SUP	X
Printing & blueprinting shops	P	P / ^b SUP	X
Professional or personal service establishments, but not hiring halls	P	P / ^b SUP	X
Repair of office equipment or installations; home appliances, clocks & watches, shoes, bicycles & leather goods	P	P / ^b SUP	X
Retail establishments, including wholesaling	P	P / ^b SUP	X
^c Sales & leasing agencies for new & used passenger automobiles & commercial vehicles, & new & used bicycles/mopeds	P	P / ^b SUP	X
Tailoring, custom dressmaking, millinery & similar establishments	P	P / ^b SUP	X
NONRESIDENTIAL USES (PUBLIC UTILITIES)			
^d Automobile repair garages, service stations & paint & body shops	^d P	X	X
Banks, savings & loan associations & similar financial institutions	P	P / ^b SUP	X
Business or commercial schools	P	X	X
Child care centers, kindergartens & special schools	P	X	X
Churches, synagogues, temples, mosques & other religious worship facilities	P	P / ^b SUP	SUP
Clinics/labs, but not blood donor stations	P	X	X
Clubs & lodges	SUP	X	X
Commercial recreation establishments including bowling alleys, theatres, convention halls, places of assembly, & similar uses with primary activities conducted within fully enclosed buildings	P	X	X
Helicopter landing facilities or pick-up or delivery stations	SUP	X	X
Hotels	P	X	X
Museums, galleries, auditoriums, libraries & similar cultural facilities	P	P / ^b SUP	X
Nursing homes, personal care homes & assisted living facilities	SUP	SUP	^e X / SUP
Offices, studios & similar uses	P	P / ^b SUP	X
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays/sales areas, or outdoor areas for religious ceremonies	P (less than 90 days duration) / SUP (90 days duration or more)		X
Parks, playgrounds, community centers	P	^b SUP	SUP
Parking structures (surface lots prohibited as a primary use)	P	P	SUP
Public & private schools & institutions of higher learning, including	P	X	X



colleges & universities

Structures required for public transit but not rail yards or maintenance shops

P P P

Veterinary clinics, provided animals are kept within soundproof buildings & overnight boarding is prohibited

P X X

UTILITIES

Broadcasting towers & line-of-site relay devices for telephonic, radio or television communications & increasing the height of such existing broadcasting towers & line-of-site relay devices

SUP SUP SUP

Roof mounted antennas as provided for & described in Section 16-25.002(3) & alternative design mounting structures & new or additional uses which do not increase the height of existing structures as contemplated by section 16-25.002(3)(i)(iv)(k).

P P P

INDUSTRIAL USES

^a Eating and drinking establishments meeting the definition of "nightclub" set forth in Chapter 10 of the Code of Ordinances (Alcoholic Beverages) shall be permitted only if at a distance greater than 200 feet from any other similarly defined "nightclub" and less than 10,000 square feet in area provided that a SUP is required for such establishment at a size between 5,000 and 10,000 square feet in area.

^b Non-residential uses shall not be located on floors above the building's sidewalk-level, shall be limited to a minimum ratio of one square foot of non-residential use for every two square feet of residential use within the same building and shall require a SUP for individual uses greater than 8,000 square feet in floor area.

^c See Section 16-18L.011(7) for additional provisions for containing such uses within enclosed buildings.

^d The number of such automobile related establishments in subarea 1 shall not exceed two.

^e Personal care homes permitted by SUP. Nursing homes and assisted living facilities prohibited in subarea 3.

Sec. 16-18L.007. Development controls and building heights

1. Table 2: SPI-12 Buckhead/Lenox Stations Development Controls Table shall be used for purposes of regulating bulk and yards.
2. Tables 3A and 3B: SPI-12 Buckhead/Lenox Stations Building Height Tables shall be used for purposes of minimum building façade height and maximum building height.
3. Building heights in subareas 1 and 2 shall be governed by the following provisions, subject to the transitional height limits set forth in subsection 5.
 - a. Baseline Height. As a matter of right, a building height of 225 feet shall be permitted.
 - b. Block Area.
 - i. An additional building height of up to 225 feet may be permitted as determined by the following calculation formula: $((160,000 / \text{block area square footage}) \times 225) = \text{additional building height in feet}$, not to exceed 225 feet.
 - ii. Once installed, the removal or alteration of private streets that function as public streets pursuant to an SAP granted under the provisions of section 16-18L.015(4) shall not result in a reduction in height calculations for properties within adjoining blocks, nor shall such prior height calculations be deemed nonconforming under Chapter 24.
 - iii. The director shall create a Block Area Map illustrating current blocks within the district that meet this district's block area definition. The director shall maintain public records of future block area alterations or recalculations authorized by SAP consistent with SPI-12 requirements, and shall periodically update the Block Area Map to reflect said changes.
 - c. Peachtree Frontage Area. An additional building height of 75 feet shall be permitted when located within the Peachtree Frontage Area as demarcated on Map Attachment "C".
 - d. Transit Station Area. An additional building height of 100 feet shall be permitted when located within the Transit Station Area as demarcated on Map Attachment "C".
 - e. Combined Height.

- i. Maximum total building height shall be the sum of subsections 3(a), 3(b), 3(c) and 3(d) above, provided that said sum shall not exceed 600 feet, except as provided below.
 - ii. Architectural features, with no habitable elements, may exceed the maximum total building height limitations. Such features shall not exceed a maximum height of 60 feet above the height otherwise authorized in subsection 3(e)(i) above.
 - iii. Incentivized developments may exceed the maximum total building height limitations. Such features shall not exceed a maximum height greater than the sum of subsections 3(a), 3(b), 3(c) and 3(d) above and those heights set forth for incentivized developments in section 16-18L.020.
4. Building heights in subarea 3 shall not exceed a maximum of 35 feet.
5. Transitional heights, yards and screening.
- a. Transitional Heights.
 - i. Transitional Height Planes. Where this district adjoins a district in the R-1 through R-G classifications without an intervening "street" as defined in Chapter 29, height within the district shall be limited as follows: No portion of any structure shall protrude through a height limiting plane beginning 35 feet above the buildable area boundary nearest to the common district boundary and extending inward over this district at an angle of 45 degrees.
 - ii. Roxboro Road Transitional Height Lines. In addition to the transitional height plane a transitional height line shall apply to portions of parcels adjacent to Roxboro Road as demarcated on Map Attachment "C". No portion of any structure shall protrude through a height limiting plane beginning 35 feet above the transitional height lines located at the centerline of the Roxboro Road right-of way as demarcated on Map Attachment "C" and extending inward over this district at an angle of 45 degrees, regardless of any intervening street.
 - b. Transitional yards and screening. Where this district adjoins a district in the R-1 through R-G classifications without an intervening "street" as defined in Chapter 29, the following regulations shall apply:
 - i. Transitional side yard. 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or storage activity and shall be planted and/or maintained in a natural state.
 - ii. Transitional rear yard. There shall be a rear yard of 20 feet that shall not be used for parking or paving or for purpose of parking, loading or servicing.
 - iii. Transitional screening. Opaque fencing or screening not less than six feet in height shall be provided and maintained in a sitely condition. See section 16-28.008(9).
6. Future connectivity. Any buildings shall be designed so as not to prohibit or obstruct the ability for future inter-parcel access and connectivity notwithstanding the provisions of section 16-28.006(10) except where the director determines that such connectivity is impractical due to topographic or other site-specific constraints. This provision shall not be interpreted to prohibit or restrict that which would otherwise be permitted within this district or require inter-parcel rights to be granted to adjacent property owners.
7. Sunlight preservation. Tower level building footprints (for portions of buildings 125 feet in height or greater) shall not exceed 65 percent of the sidewalk level building footprint. In no case, however, shall these tower level building footprints be required to be less than 30,000 square feet.

TABLE 2. SPI-12 BUCKHEAD/BENOX STATIONS DEVELOPMENT CONTROLS TABLE	SUBAREA 1	SUBAREA 2	SUBAREA 3
Total FAR, maximum	^a NA	^a NA	0.40
Front Yard, minimum (feet)	^b NA	^b NA	^b NA
Side & Rear Yard, minimum (feet)	No minimum	No minimum	20'

INDUSTRY/CATEGORIES

^aNot Applicable in subareas 1 and 2. See Transitional heights, yards and screening requirements.



Not Applicable. See Sidewalk and Supplemental Zone requirements.

TABLE 3A: SPI-12 BUCKHEAD/LENOX STATIONS BUILDING HEIGHT TABLE - MINIMUM FACADE	MINIMUM FACADE HEIGHT
Peachtree Fronting Façade Height, minimum (feet)	35'
Primary Street Fronting Façade Height, minimum (feet)	24'
All Other Streets, minimum (feet)	No minimum

TABLE 3B: SPI-12 BUCKHEAD/LENOX STATIONS BUILDING HEIGHT TABLE - MAXIMUM HEIGHT	SUBAREA 1 and SUBAREA 2	SUBAREA 3
Baseline Height, maximum (feet)	225'	35'
Block Area Height, maximum (feet)	225'	Not Applicable
Peachtree Frontage Area Height, maximum (feet)	75'	Not Applicable
Transit Station Area Height, maximum (feet)	100'	Not Applicable
Total Buildable Height, maximum(feet)	^a 600'	35'

^aMaximum total building height in Subareas 1 and 2 shall be the sum of subsections Sec. 16-18L.007(3)(a) through (3)(d), provided that said sum shall not exceed 600 feet except for Architectural Features and Incentivized Development in Subareas 1 and 2 as regulated in Sec. 16-18L.007(3)(e)(ii) and (iii).

Sec. 16-18L.008. Open space requirements

1. Required open space.
 - a. The minimum required open space shall be as set forth in Table 4 SPI-12 Buckhead/Lenox Stations Open Space Table.
 - b. The required open space delineated in Table 4 shall be calculated as a percentage of either the gross floor area or the net lot area, whichever is less. For mixed-uses, required open space shall be the sum of each calculation percentage as applied to each use.
 - c. The required open space delineated in Table 4 shall be satisfied only through the use of the following elements: yards, amenity zones, walk zones, supplemental zones, outdoor dining, plazas, parks, landscaped areas, rooftops, public art and pet areas, and shall not include any heated interior spaces and private drives or streets designed for predominate vehicular use.
 - d. The owner shall provide maintenance all open space improvements including replacement of any dead plantings.
2. Minimum open space standards. The following minimum standards shall apply to each element listed to the extent that element is used to meet required open space.
 - a. Sustainability. A minimum of 60 percent of landscaped areas shall be in bio-diverse planting of native and adapted plants other than turf grass.
 - b. Above ground stormwater ponds. Stormwater ponds functioning as management facilities designed to control stormwater runoff from multiple buildings or properties according to current City of Atlanta Stormwater Design Manual requirements may be permitted to be counted towards required open space provided that the portion of such facilities being used for open space:
 - i. Shall be permitted to utilize the stormwater pond portion of the facility, and all other related systems and infrastructure related to the stormwater pond, for the purposes of meeting required open space.
 - ii. Shall contain pedestrian amenities that meet the minimum standards of this section as approved by the director; and
 - iii. Shall be integrated with adjacent pedestrian amenities when located adjacent to such amenities.



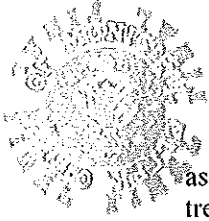
- c. Pedestrian ways. Pedestrian ways may be credited towards required open space only when in conformance with section 16-18L.015(2).
 - d. Public art. No more than 1,500 square feet of the required open space area may be utilized for public art display areas.
 - e. Outdoor dining. No more than 30 percent of the required open space area may be utilized for outdoor dining areas.
3. Transfer of open space. Required open space may be transferred to an offsite parcel when meeting the following requirements:
- a. In no case may the transfer of open space result in development that does not comply with the remaining regulations of this district;
 - b. The parcel receiving the open space ("receiving parcel") shall contain the amount of open space otherwise required for development of said receiving parcel in addition to the transferred amount of open space;
 - c. Transferred open space shall be located only on sites located within SPI-12;
 - d. Open space transferred to a receiving parcel shall meet the following requirements:
 - i. Be accessible to the public from dawn to dusk;
 - ii. Be located, visible from and accessible (having no walls, fences, or other obstructions) along a minimum of 60 percent of any adjacent sidewalk;
 - iii. Permit and encourage pedestrian access on a minimum of 60 percent of the surface of the open space including landscaped areas, fountains, pedestrian furniture, public art, and similar elements which are specifically listed in the application;
 - iv. Include documentation of the total amount of open space relocated and the location of the receiving parcel on the approved SAP; and
 - v. Once transferred to a receiving parcel, the square footage of such transferred open space shall not be used or credited toward future open space transfers.
 - e. Sites that have transferred required open space to an off-site receiving parcel shall be deemed conforming as to said open space for purposes of Chapter 24 (Nonconformities) provided the transferred open space is properly maintained as open space in accordance with the approved SAP.
 - f. Transfers of open space proposals shall provide documentation confirming the receiving parcel's property owner consents to the open space arrangement.
4. Pet-walk areas. For residential uses with more than 40,000 square feet of floor area, a minimum of 500 square feet of designated pet-walking areas shall be provided unless pets are prohibited from such development as confirmed by written documentation. Off-site locations may be utilized in lieu of meeting this requirement on-site, however, such off-site locations shall be within 1,000 feet from any building's pedestrian entrance as measured along areas permitted for pedestrian access.

TABLE 4: SPI-12 BUCKHEAD/LENOX STATIONS OPEN SPACE TABLE	SUBAREA 1	SUBAREA 2	SUBAREA 3
Residential & dwellings uses	20%	25%	65%
Non-residential uses (commercial & retail uses)	15%	Not Applicable	Not Applicable
Non-residential uses (all other uses)	10%	Not Applicable	Not Applicable

Sec. 16-18L.009. Sidewalks

Public sidewalks shall be located along all public streets and shall consist of two zones: an amenity zone and a walk zone. Public sidewalks shall have the widths identified in Table 5: SPI-12 Buckhead/Lenox Stations Sidewalk Table and shall meet the following requirements.

- 1. Amenity-zone requirements: The amenity zone shall be located immediately adjacent to the curb. Width shall be measured from back (building side) of curb to the walk zone. Minimum width shall be



as specified for the applicable street type in Table 5. This zone is reserved for the placement of street trees and street furniture including utility and light poles, public art, waste receptacles, fire hydrants, traffic signs, traffic control boxes, newspaper boxes, transit shelters and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. Such elements, where installed, shall be of a type specified by the director in accordance with uniform design standards for placement of such objects in the public right-of-way.

2. Walk zone requirements: The walk zone shall be located immediately contiguous to the amenity zone and shall be a continuous hardscape for a minimum width as specified for the applicable street type in Table 5, with a consistent cross-slope not exceeding two percent. No fixed elements, including pole mounted signage, traffic control boxes or other utility structures, shall be placed above ground in the walk zone for a minimum height of eight feet.
3. Paving: All sidewalk paving shall be of a type specified in accordance with uniform design standards for placement of such objects in the public right-of-way. Any existing decorative hardscape treatment of sidewalks, including amenity zone and sidewalk walk zone areas, shall be retained as part of any new development or replaced with materials that match in size, shape, and color.
4. Street tree planting requirements: Street trees are required and shall be planted in the ground within the amenity zone and spaced equidistance and on-center between street lights as specified for the applicable street type in Table 5. All newly planted trees shall be single-stemmed at a minimum of three inches in caliper (measured 36 inches above ground), shall be a minimum of 12 feet in height at the time of planting and shall be limbed up to a minimum height of seven feet. Trees shall be planted with a minimum of 40 square feet of evergreen ground cover such as mondo grass or liriop spicata. All tree plantings, replacement and removal shall be approved by the city arborist.
5. Pedestrian and street lights shall be placed equidistant and on-center between required street trees within the amenity zone as specified for the applicable street type in Table 5.
6. Outdoor dining. Outdoor dining within the required public sidewalk shall:
 - a. Be allowed to encroach into the walk zone only when the amount of unobstructed sidewalk is provided as specified in the Table 5: SPI-12 Buckhead/Lenox Stations Sidewalk Table;
 - b. Be prohibited from containing any fixed or attached structure within such walk zone encroachment area;
 - c. Be separated from the unobstructed walk zone only with movable planters, movable fencing or similar non-fixed barriers provided they do not exceed a height of 42 inches including any plant material; and
 - d. Comply with all requirement of this Chapter at such time as the outdoor dining use is discontinued for more than 30 days.
7. Alternative transportation systems. The location of transit stops for shuttles, buses or other similar forms of public transportation and paths, trails or similar forms of non-vehicular travel ways shall be coordinated with the Buckhead Area Transportation Management Association (BATMA). The widths of amenity zones and walk zones may be varied to accommodate such elements.
8. Visibility at intersections. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections, as measured from the curb, between the heights of two and one-half feet and eight feet above grade. See section 16-28.008(9) Visibility at Intersections.
9. Overhead utilities. Upon redevelopment of a parcel reasonable efforts shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.
10. Peachtree Road parcels. Parcels shall be permitted to credit new street tree planting and sidewalk areas created as a part of the Peachtree Corridor Project towards any required street tree planting and sidewalk requirements and any required open space requirements.

TABLE 5. SPI-12 BUCKHEAD/LENOX STATIONS	AMENITY ZONE Minimum	WALK ZONE Minimum	UNOBSTRUCTED WALK ZONE WITH DINING	STREET TREE SPACING	STREET LIGHT SPACING
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SIDEWALK TABLE	ENCROACHMENT			Maximum	Maximum
			Minimum		
Peachtree Road, width (feet)	5'	15'	10'	40'	80'
Primary and Local Streets, width (feet)	5'	10'	6'	30'	60'
Private streets that function as a public street for determining block area per Sec. 16-18L.015(3)(b), width (feet)	Not Required	6'	6'	Not Required	Not Required

Sec. 16-18L.010. Supplemental zone

Supplemental zones shall meet the dimensions identified in Table 6: SPI-12 Buckhead/Lenox Stations Supplemental Zone Table, and shall meet the following requirements.

1. Elevation and grade. The supplemental zone (including any porches and stoops associated with residential uses) shall have a maximum elevation of 36 inches above finished sidewalk grade unless existing topographical considerations render this requirement unreasonable in the determination of the Director.
2. Storefront windows. Storefront display windows may project into the required supplemental zone but shall not cover more than two-thirds of its horizontal area and shall have a minimum depth of three feet, to be internally illuminated, serviced by electricity, and accessible from the interior of a building.
3. Additional requirements for supplemental zones.
 - a. Adjacent to all uses: Shall provide a pedestrian walkway a minimum width of four feet through said supplemental zone to connect to the adjacent required sidewalk. Said walkway shall be predominantly perpendicular to the street unless topography prohibits.
 - b. Adjacent to sidewalk-level non-residential uses: Shall be hardscape for pedestrians to access a minimum of 75 percent of its area excluding fountains, pools, pedestrian furniture, public art, outdoor dining and similar elements. See section 16-18L.008 when utilizing supplemental zones as part of open space calculations.
 - c. Adjacent to sidewalk-level residential units:
 - i. Said zone shall be a minimum of 25 percent landscaped except when located on Peachtree Road which shall have no minimum requirement.
 - ii. Buildings with more than four sidewalk-level residential units shall be permitted to share said required pedestrian walkway with one adjacent unit.
4. Fences and walls. Fences and walls shall only be allowed within the supplemental zone when meeting the following regulations.
 - a. For all sidewalk-level residential and outdoor dining uses:
 - i. Walls shall not exceed 42 inches in height unless existing topography requires a retaining wall of greater height.
 - ii. Fences shall not exceed 42 inches in height; and
 - iii. Any railings, balustrades, or enclosures around stoops, stairs, or porches shall be a minimum of 60 percent open.
 - b. For all other non-residential sidewalk-level uses: Fences and walls are prohibited.
 - c. Retaining walls shall be finished poured concrete or shall be faced with stone, brick or smooth stucco and shall be architecturally compatible with the adjacent building's design.
5. Cantilevered portions of buildings. A building may cantilever over the supplemental zone, provided there is a minimum vertical clearance of 24 feet above the finished supplemental zone grade.



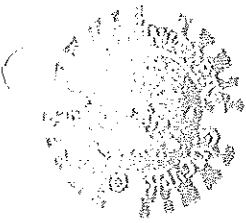
6. Outdoor dining. Outdoor dining locations shall be designated within the approved SAP as available for such use and no encroachment by outdoor dining outside an area so designated shall be permitted.

TABLE 6: SPI-12 BUCKHEAD/ LENOX STATIONS SUPPLEMENTAL ZONE TABLE	SUPPLEMENTAL ZONES (those not designated as plaza areas) Minimum/Maximum	SUPPLEMENTAL ZONES (those designated as plaza areas) Minimum/Maximum
Peachtree Road, width (feet)	15' / 25'	35' / No maximum
Primary Streets, width (feet)	10' / 25'	30' / No maximum
Local Streets, width (feet)	No minimum / 25'	30' / No maximum

Sec. 16-18L.011. Relationship of building to street

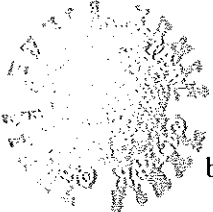
Regulations contained in this section apply to all buildings and structures, including parking structures, except structures for parking lot attendants that are less than 50 square feet.

1. General sidewalk-level building façade requirements.
 - a. All buildings shall have a minimum of one building facade meeting the major sidewalk-level building façade requirements of this section. All other building facades shall be considered as minor sidewalk-level building facades.
 - b. For parcels with more than one street frontage, major sidewalk-level building facades shall be required according to Table 7: SPI-12 Buckhead/Lenox Stations Primary Sidewalk-Level Building Facades Hierarchy Table. Only one (1) street shall be required to meet the major sidewalk-level façade requirements, with the street with the table's highest assigned ranking being considered the major sidewalk-level. In this way, streets with an order of priority of "1" shall have a higher priority over streets with an order of priority of "2", and so on. If there are multiple streets with the same highest ranking the SAP applicant shall choose their defined major sidewalk-level designation.
 - c. Wherever the term sidewalk-level is used elsewhere in this Chapter, without further delineation between major or secondary status, it shall apply to both major and minor sidewalk-level building facades.
 - d. Active uses, where provided, shall be serviced by plumbing, heating, and electricity and are limited to the residential uses and non-residential uses designated in Table 1: SPI-12 Buckhead/Lenox Stations Use Table, with the exception of the following non-residential uses which shall be prohibited:
 - i. Helicopter landing facilities or pick-up or delivery stations;
 - ii. Parking structures; and
 - iii. Structures required for public transit.
2. Major sidewalk-level building facades. Major sidewalk-level building facades shall meet the following requirements:
 - a. Major sidewalk-level fenestration and building massing.
 - i. Building facades greater than 100 continuous feet in horizontal length shall include variety in facade treatment such as materials, textures, colors and/or window and door patterns.
 - ii. The length of facade without intervening fenestration or entryways shall not exceed 20 feet.
 - iii. Fenestration shall be provided for the horizontal length of the primary sidewalk-level façade as listed below for the following street types:
 - a. Peachtree Road and primary streets: A minimum of 65 percent.
 - b. All other streets (including pedestrian ways): A minimum of 50 percent.
 - b. Major sidewalk-level entrances.
 - i. Buildings with more than four residential units which are located at the major sidewalk-level, except those with either supportive housing, nursing homes, personal care homes or assisted



living uses, shall have individual entrances to such units directly accessible from the public sidewalk and shall open directly onto the adjacent public sidewalk, supplemental zone, terrace, porch, plaza, or park adjacent to the public sidewalk. Said buildings shall have porches, stoops or wheelchair access at each sidewalk-level entrance.

- ii. All residential uses located above or below the major sidewalk-level shall provide major sidewalk-level access via a lobby or a similar space.
 - c. Major sidewalk-level active uses.
 - i. Active uses shall be provided within buildings and parking structures for the entire length of said building façade except ingress and egress points into parking structures or loading areas.
 - ii. Minimum sidewalk-level floor to ceiling height for primary sidewalk-levels fronting Peachtree Road and primary streets shall be 18 feet, as measured vertically from the ground floor to the structural ceiling, not including drop ceilings or other interior ceiling treatments within the sidewalk-level floor space.
3. Minor sidewalk-level building facades. Minor sidewalk-level building facades shall meet the following requirements:
 - a. Minor sidewalk-level fenestration. Fenestration shall be provided for the horizontal length of the minor sidewalk-level façade as listed below for the following street types:
 - i. Primary streets: The requirements for major sidewalk-levels shall apply when sidewalk-level building facades are located along such streets.
 - ii. All other streets (including Pedestrian Ways): A minimum of 25 percent. Artistic wall murals, architectural treatments and other forms of building articulation that do not utilize glass shall be permitted to account for a maximum of 50 percent of this requirement.
 - b. Minor sidewalk-level entrances. Entrances shall only be required when active uses are provided and no other entrance is provided along another facade.
 - c. Minor sidewalk-level active uses. Active uses shall not be required.
4. Additional fenestration provisions. Where sidewalk-level fenestration is required, the following additional provisions shall apply.
 - a. Windows and door glass shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of 10 or less. Painted glass, reflective glass or other similarly treated or opaque windows are not permitted.
 - b. Fenestration for display windows or cases shall allow visibility into the window or case for a minimum depth of 18 inches, measured from the interior windowpane.
 - c. Fenestration for all other non-residential storefront windows shall allow visibility into the building for a minimum depth of 10 feet when located along Peachtree Road and primary streets, and five feet along all other streets, measured from the interior windowpane and shall be internally illuminated.
 - d. Facade treatment measurement. Fenestration and entrances shall be provided as measured beginning at a point not more than 36 inches above the required public sidewalk to a height at least 10 feet above said sidewalk, with the following exceptions:
 - i. When the finished floor elevation is 36 or more inches above the public sidewalk, height shall be measured beginning at the finished floor elevation to a height at least 10 feet above the finished floor elevation or;
 - ii. When the finished floor elevation is below said sidewalk, height shall be measured beginning at a point not higher than the adjacent public sidewalk to a height at least 10 feet above the finished floor elevation.
5. Additional pedestrian entrance provisions. Where sidewalk-level pedestrian entrances are required, the following additional provisions shall apply.
 - a. Entrances shall be architecturally articulated, and face, be visible from, and be directly accessible from the adjacent public sidewalk. The use of fire-escape, entrance-only and exit-only doors as primary entrances is prohibited.



- b. Lobby doors and similar entrances may be recessed a maximum depth of 10 feet and may have a maximum width of 20 feet. All other doors may be recessed a maximum depth of five feet.
- c. Entrances for non-residential uses shall remain unlocked during business hours and shall be at-grade with the closest portion of the adjacent required public sidewalk.
- 6. Additional active use provisions. Where sidewalk-level active uses are required, the following additional provisions shall apply.
 - a. Sidewalk-level active uses shall not include parking, non-residential storage areas, driveways, or queuing lanes parallel to the adjacent street.
 - b. Active uses shall be provided for a minimum depth of 20 feet, as measured from the sidewalk-level building facade.
- 7. Specific uses in enclosed buildings. The following uses shall be placed within a building or parking structure and subject to the active-use requirement of this section, except at ingress and egress points.
 - a. Structures and features associated with fueling stations such as accessory fueling pumps, air pumps, repair garages, vehicular service areas and car washes, when within 300 feet of Peachtree Road or any primary street.
 - b. Drive-through service windows for any use, including structures and associated queuing, when within 300 feet of Peachtree Road or any primary street.
 - c. Sales and leasing agencies for new and used passenger automobiles and commercial vehicles. Such uses shall only be permitted within mixed-use buildings and shall not constitute the primary use of the building.
- 8. Address. A street address number shall be clearly visible from the public sidewalk, and shall have a minimum height of six inches.
- 9. Up-lighting. All up-lighting shall be located a minimum height of eight feet above the required public sidewalk, driveway or supplemental zone.
- 10. External storefront security grilles, gates and security doors.
 - a. Shall be fully retractable during business hours and shall permit visibility into the interior of protected space when in use;
 - b. Opaque systems are prohibited;
 - c. External housing and shields for such systems shall be painted the same color as the frames of the storefront system they protect; and
 - d. Vehicular gates and doors may be recessed a maximum depth of 20 feet.

TABLE 7. SPI-12 BUCKHEAD/LENOX STATIONS PRIMARY SIDEWALK-LEVEL BUILDING FACADES HIERARCHY TABLE		ORDER OF PRIORITY
Peachtree Road		1
Primary Streets		2
^a Local Streets & Private Streets That Function As Local Streets		3
^a Pedestrian Ways		4

INDICES/NOTATIONS

^a Georgia State Route 400, the MARTA northern concourse pedestrian bridge and the SPI-12 district boundary shall not be considered streets for purposes of the sidewalk-level building facade requirements of this section.

Sec. 16-18L.012. Dumpsters, loading, loading areas and entrances, mechanical and accessory features, and fences and walls

- 1. Minimum off-street loading spaces shall be provided according to Table 8: SPI-12 Buckhead/Lenox Stations Loading Table. All loading access ways and areas shall provide a minimum vertical clearance of 14 feet and shall not be located within the required sidewalk. Reduction of off-street loading requirements may be approved by the director subject to a shared loading arrangement that avoids conflicting loading demands.



2. Dumpsters, trash compactors, loading areas and loading docks shall be located and oriented in a manner to minimize visibility from public rights-of-way or walk zones. If such elements are otherwise visible screening via either opaque walls, gates or landscaping shall be provided so such elements would not be visible. In addition, all external dumpsters and trash compactors shall be enclosed with opaque walls a minimum of eight feet in height.
3. Building mechanical and accessory features (including satellite dishes):
 - a. Shall be located to the side, rear, or roof of the principal structure and within each such location shall be in the location of least visibility from any public park, plaza, public right-of-way, private street, required sidewalk, or sidewalk-level outdoor dining area and are prohibited between the building and any public street. When not located in an area of least visibility, said mechanical and accessory features shall be screened.
 - b. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.
4. Fences and walls:
 - a. No barbed wire, razor wire, chain link or similar elements shall be visible from any public park, plaza, public right-of-way, private street, pedestrian way, required sidewalk or sidewalk-level outdoor dining area.
 - b. Fences and walls are prohibited between a pedestrian way and a lot line.
 - c. For all locations not located between the building and the required sidewalk: the maximum height of all fences and walls shall be eight feet.

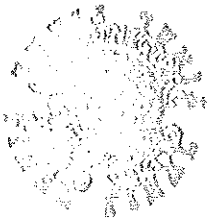
TABLE 8: SPI-12 BUCKHEAD/LENOX STATIONS LOADING TABLE	UNIT OF MEASURE	REQUIRED LOADING SPACES (12'x35')	REQUIRED LOADING SPACES (12'x55')
Residential Dwellings & Lodgings	Less than 20 units	None	None
	20 to 50 units	1	None
	51 to 200 units	2	None
	201 units or more	3	None
	Up to 10,000 sq. ft. floor area	None	None
All Other Uses	10,001 sq. ft. to 40,000 sq. ft. floor area	1	None
	40,001 sq. ft. to 100,000 sq. ft. floor area	2	None
	100,001 sq. ft. to 250,000 sq. ft. floor area	2	1
	250,001 sq. ft. floor area or more	2	2

Sec. 16-18L.013. Signs

See section 16-28A.010(13) for SPI-12 Sign Regulations.

Sec. 16-18L.014. Driveway curb cuts, driveways, parking facilities

- I. Driveways and curb cuts.
 - a. For all uses except for hotels, driveways shall be predominantly perpendicular to any adjacent street and are not permitted between the required sidewalk and the adjacent building except to reach the side yard, rear yard or an on-site parking facility.
 - b. Notwithstanding the provisions of section 16-28.006(10), independent driveways are not required when access is provided by a common or joint driveway for adjacent lots that have direct vehicular access to a street, or a driveway from a private street which functions as a public street.



Said shared arrangement may be authorized by the director of the Office of Planning, based on traffic considerations, when a perpetual easement agreement is agreed upon by all affected property owners and a copy of such agreement is filed with the Office of Planning.

2. Street types.
 - a. Streets, private streets and private drives intersecting with Peachtree Road or primary streets:
 - i. Shall be designed to have the appearance of public streets and shall meet the requirements of sections 16-18L.009, 16-18L.010 and 16-18L.011 for a minimum distance of 50 feet from the Peachtree Road or primary street entryway as measured along the center-line of the street or drive; and
 - ii. Shall have no limit of total curb cut width(s) along Peachtree Road or primary streets.
 - b. Streets, private streets and private drives intersecting with all other street types:
 - i. Curb cuts accessing parking areas shall have a maximum combined width of 36 feet per street, private street or private drive; and
 - ii. Curb cuts accessing loading areas shall have a maximum width of 14 feet per curb cut. The number of such curb cuts shall not exceed the number of required loading spaces designated in Table 8: SPI -12 Buckhead/Lenox Stations Loading Table. Loading area curb cuts are permissible per building, not per street, and may be combined; and
 - iii. The total number and total width of curb cuts accessing parking areas and loading areas may be increased when documentation is provided from a certified traffic engineer proving the need for the increased number and/or dimensions. Developments granted such increases shall meet the Transportation Management Plan requirements of Sec. 16-18L.018 regardless of the total square footage of the development.
3. Sidewalks. All sidewalk paving materials and widths shall be continued across any intervening driveway curb cut at the prevailing grade and cross slope as the adjacent sidewalk walk zone. Bands of textured concrete shall also be installed which are:
 - a. Adjacent to the street and of equal width and alignment to the amenity zone; and
 - b. Adjacent to the back of the required walk zone and in-line with the supplemental zone at a minimum width of five feet.
4. Parking structures.
 - a. In addition to section 16-28.028, parking structures shall meet the sidewalk-level building facades requirements as applicable in section 16-18L.011.
 - b. A minimum of one (1) entrance to parking structures shall have a minimum height of 90 inches for the ingress and egress of Vanpool vehicles.
5. Lighting. All parking facility lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaires which have a maximum 90 degree illumination.
6. Maintenance. Parking spaces and driving lanes shall be clearly defined and maintained as such. See section 16-28.026 for additional requirements.
7. Landscaping. The requirements of City of Atlanta Code of Ordinances section 158-30 including related cross-references thereto shall apply.

Sec. 16-18L.015. Connectivity and block standards.

1. Block connectivity. New development proposing to contain a continuous block face greater than 600 feet in length without an intervening street or a private street that functions as a public street meeting the requirements of section 16-18L.014(2) shall be traversed by streets which create block faces no more than 400 feet in length along a public street.
2. Pedestrian ways utilized to satisfy block connectivity or block area regulations shall:
 - a. Provide a continuous minimum total width of 45 feet which shall be unobstructed up to a minimum vertical clearance of 18 feet except for any structural columns. Also, within any such pedestrian way is a minimum 15 feet wide continuous pedestrian path(s) which is unobstructed by



- any vertical or overhead elements that is required in lieu of the sidewalk walk zone requirements in section 16-18L.009;
- b. Provide pedestrian directional signage for the pedestrian way when the pedestrian way intersects with public streets or private streets that function as public streets.
- 3. Any buildings adjacent to such a pedestrian way, whether located on-site or off-site, shall meet the requirements for relationship of building to street in section 16-18L.011. Newly created streets. Newly created public streets and private streets that function as a public street, which are utilized to satisfy block connectivity or block area regulations, shall meet the following regulations:
 - a. Provide such street types at a minimum distance of 100 feet from any other predominantly parallel street; and
 - b. All such street types shall meet the requirements of section 16-18L.014(2) except that private streets that function as a public street shall be permitted to utilize the following standards in lieu of the section 16-18L.014(2) regulations for a maximum of 40 percent of the permissible street types for determining block area:
 - i. An amenity zone and a supplemental zone shall not be required; and
 - ii. A minimum walk zone of six feet shall be provided on one side of the private street.
- 4. Removal of private connectivity. The following provisions shall apply when private streets that function as a public street are utilized to satisfy block area calculations for any property within the district and are later removed or altered in part or in whole.
 - a. A SAP from the director shall be required. Such SAP shall demonstrate that district access and connectivity will be provided to an equivalent or greater degree than provided prior to the removal of such elements.
 - b. Such removals or alterations shall not result in a reduction in height calculations and shall not be deemed nonconforming, per Sec. 16-18L.007(3)(b)(ii).
- 5. Restricted connections and intersections. The following provisions shall apply to streets which are unable to connect to or intersect with another street for purposes of meeting any related requirements of this district due to topographic or other physical restrictions.
 - a. Such streets shall be permitted to be considered as connecting to or intersecting with other streets when:
 - i. Located a maximum distance of 25 feet apart; and
 - ii. Documentation of the topographic or physical features that prohibit the connection or intersection of such streets is provided.
 - b. For purposes of quantifying district block area calculations, these areas shall be quantified by determining the total linear distance between the non-connecting or non-intersecting streets.

Sec. 16-18L.016. Off-street parking requirements

Off-street parking for all uses shall be provided in accordance with the Table 9: SPI-12 Buckhead/Lenox Stations Parking Table and subject to the subsections below. See also sections 16-28.013 and 16-28.014.

- 1. Minimum parking. There shall be no minimum off-street parking required except that uses with alcohol beverage licenses shall be required to meet the minimum parking requirements set forth in Chapter 10 of the Code of Ordinances (Alcoholic Beverages).
- 2. Maximum parking. Unless otherwise shown in Table 9: SPI-12 Buckhead/Lenox Stations Parking Table, the maximum allowable off-street parking shall be one space for each 200 square feet of floor area.
- 3. Location. With the exception of regional shopping centers, accessory off-street surface parking lots shall not be located between a building and an adjacent street without an intervening building.
- 4. Screening. Off-street surface parking lots shall be screened from adjacent streets and sidewalks. Only perpendicular driveway crossings and delineated pedestrian paths shall be allowed through such screening. Screening shall incorporate screen wall extensions, berms, and/or vegetative fences or



- screening between the parking lot and the sidewalk(s) at a minimum height of 36 inches. The following additional screening controls shall apply.
- a. Berms, vegetative fences or screening shall have a maximum height of 42 inches.
 - b. Screen wall extensions shall:
 - i. Be located predominantly parallel and congruent with the adjacent building façade;
 - ii. Be a maximum height of 12 feet; and
 - iii. Be a minimum of 50 percent permeable or articulated to avoid blank walls.
5. Shared or transferred off-street parking requirements.
- a. Parking allocations for uses not involving alcohol beverage licenses may be shared or transferred off-site at the discretion of the director.
 - b. Parking allocations for uses with alcohol beverage licenses may be shared or transferred off-site at the discretion of the director upon a written determination that the applicant has established a valid shared or off-site parking arrangement which:
 - i. Meets all other criteria of section 16.25.002(3);
 - ii. Provides safe and permissible pedestrian circulation and access between the principal structure and off-site parking facilities at no more than 1,000 feet in horizontal walking distance as measured along areas dedicated to or permitted for pedestrian access;
 - iii. Shows that all shared or off-site parking spaces will be clearly marked and signed as reserved during specified hours; and
 - iv. Documentation include the following:
 - (1) A map drawn to scale that indicates the location of proposed parking spaces; and
 - (2) Copies of valid shared parking agreements. Renewed agreements shall be filed with the Office of Planning.
6. Office uses, additional requirements. Any development providing more than 50,000 square feet of gross office space shall reserve and designate carpool and vanpool parking spaces with notification of such spaces to be provided to the Buckhead Area Transportation Management Association (BATMA) at the minimum ratios as follows:
- i. Three (3%) percent of all parking spaces as "Carpool Only", but shall not be required to exceed seven such spaces, with a minimum of one such space to provide electrical conduit and infrastructure to encourage future access for electric vehicles.
 - ii. Two (2%) percent of all parking spaces as "Vanpool Only", but shall not be required to exceed three such spaces.
7. Transit station area. Within the transit station area, off-street parking spaces shall be permitted to be reserved and designated as "Transit Access Only" parking. The allocation of such spaces shall be permitted without limit and shall be coordinated with the Buckhead Area Transportation Management Association (BATMA).

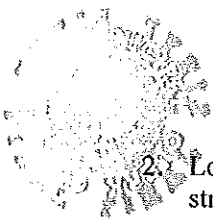


TABLE 9, SPI-12 BUCKHEAD/LENOX STATIONS PARKING TABLE	MAXIMUM ALLOWABLE PARKING SPACES
Child care centers, kindergartens and other special schools	One space per 600 square feet of floor area; In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, approved by the public works department
Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings	One space for each 100 square feet of floor area
Drive-in, drive-through establishments	See section 16-28.021
Tailoring, custom dressmaking, millinery and similar establishments	One space for each 300 square feet of floor area
Eating and drinking establishments - Indoor dining and covered outdoor dining	One space for each 200 square feet of floor area for uses without alcoholic beverage license; One space for each 100 square feet of floor area for uses with alcoholic beverage licenses
Eating and drinking establishments - Uncovered outdoor dining	If outdoor uncovered dining space is greater than 25 percent of the total gross floor area of the establishment, it shall provide a maximum of one additional space per 600 square feet for such accessory outdoor dining area
Hotels	One space per rental unit plus one-half space per employee and one space per 100 square feet of restaurant/lounge gross leasable area and one space per 300 square feet of other convention facilities
Nursing homes	One space for each four beds
Office uses	Two and one-half spaces for each 1,000 square feet of floor area
Parking structures (as a primary use)	No parking requirement
Personal care homes, assisted living facilities, continuing care retirement communities and rehabilitation centers with a residential component	See section 16-08.007 for applicable ratios according to the appropriate floor area ratio
Other Recreation and Entertainment uses	One space for each 400 square feet of floor area
Single-family dwellings, multi-family dwellings and supportive housing	Two spaces per unit plus one-half space for each unit with three or more bedrooms + one-third space per unit for guest parking
Retail establishments	One space for each 200 square feet of floor area
Public and private schools and institutions of higher learning, including colleges and universities	One space for each four fixed seats (with 18 inches of bench length counted as one seat; or One space for each 35 square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following: i. For elementary or middle schools: Two spaces for each classroom; ii. For high schools: Four spaces for each classroom; iii. For colleges and universities: Eight spaces for each classroom.
Accessory uses	One space for each 300 square feet of floor area
All other uses	One space for each 200 square feet of floor area

Sec. 16-18L.017. Minimum bicycle parking

Bicycle parking requirements shall be as specified in Table 10: Buckhead/Lenox Stations SPI-12 Bicycle Parking Table and subject to the following additional requirements:

1. Anchors. All spaces provided shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock.



2. Location. Bicycle parking shall be located within the amenity zone or within an accessory parking structure and as close to a building entrance as the closest covered automobile parking space. Such spaces shall be covered from inclement weather.

TABLE 10: SPI-12 BUCKHEAD/LENOX STATIONS BICYCLE PARKING TABLE	MINIMUM BICYCLE PARKING SPACES	MAXIMUM BICYCLE PARKING SPACES
Zero-lot-line attached single-family and multi-family dwellings	The greater of either: 2 spaces or 1 space for every 5 residential units	No more than 50 spaces required
Non-residential uses	The greater of either: 2 spaces or 1 space for every 4,000 sq. ft.	No more than 50 spaces required

Sec. 16-18L.018. Transportation management plans

Any development providing more than 50,000 square feet of gross leasable floor area shall become a member of the BATMA which provides services to the area or shall provide a Transportation Management Plan (TMP) meeting the criteria listed below:

1. No certificates of occupancy shall be issued until such time as the developer or leasing agent has submitted to the director written confirmation of BATMA membership or has submitted a TMP
1. containing strategies to reduce single occupancy vehicle trips generated by the project based on an annual commute mode survey. Said survey shall be based on a Monday through Friday work week for all estimated employees arriving at the work site and for all residents leaving the site between 6:00 a.m. and 10:00 a.m. Based on this survey a TMP shall be developed which would include, but not limited to the following:
 - a. Commute alternatives:
 - i. Incentives for public transit ridership such as transit cards;
 - ii. Carpooling and vanpooling;
 - iii. Commuter bicycling and walking programs; and
 - iv. Alternative, staggered, compressed or flexible work hours for commercial uses.
 - b. Transportation demand strategies:
 - i. Improvements to alternative modes such as vanpooling;
 - ii. Financial incentives given to those who use commute alternatives;
 - iii. Parking management programs;
 - iv. Commute alternatives information and marketing;
 - v. Shared parking arrangements;
 - vi. Provision for a mixture of uses on-site; and
 - vii. Pedestrian links to adjacent uses.
 - c. A program to promote and maintain participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of rider sharers and their travel patterns.
 - d. Contact information for all building tenants with 20 or more full-time employees.

Sec. 16-18L.019. Roofs, bridges and tunnels

1. Roof surface. A minimum of 75% of roof surface that covers floor area and is not used for roof penetrations or on-site renewable energy power systems shall achieve a minimum initial Solar SRI of 78 for a low-sloped roof (less than or equal to 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (more than 2:12).
2. Pedestrian bridges and tunnels and privately owned vehicular bridges and tunnels are prohibited when located above or below public streets, with the exception of tunnels for service and loading purposes.



Sec. 16-18L.020. Incentivized Developments

1. General. Development bonuses specified in this section shall be permitted for any development that meets the listed criteria for Plaza areas or Green development. However, no additional building height is permitted unless meeting all of the respective criteria for such Plaza areas or Green development as indicated below.
2. Plaza areas.
 - a. Location. Plaza areas eligible for the bonus provisions of this section are limited to one (1) such location for each eligible Plaza area delineated on Map Attachment "D" the SPI-12 Buckhead/Lenox Stations Incentivized Plazas Map.
 - b. Plaza areas as supplemental zones.
 - i. Shall be designed and located in accordance with the requirements for supplemental zones in Sec. 16-18L.010.
 - ii. Shall have an overall scale and layout that delineates such areas as being unlike from the adjacent sidewalk areas.
 - iii. Shall front the primary sidewalk-level façade of at least one (1) building.
 - iv. Shall be provided in addition to the total square footage of supplemental zones that would otherwise be required in the Table 6: SPI-12 Buckhead/Lenox Stations Supplemental Zone Table.
 - c. Size and Incentives.
 - i. Plaza areas at a minimum size of 2,500 square feet. For such Plaza areas, all open space calculations shall be fully satisfied in the required supplemental zones and Plaza area.
 - ii. Plaza areas at a minimum size of 5,000 square feet. In addition to the above plaza bonus for open space, for such Plaza areas an additional building height of 50 feet shall be permitted in excess of the total building height as regulated in Sec. 16-18L.007(3)(e)(i) for portions of buildings which meet the following criteria:
 - (1.) Located within 800 feet of the Plaza area as measured along a walkable path;
 - (2.) Immediately adjacent to the Plaza area with no public streets separating them.
3. Green development.
 - a. To qualify for the Green development incentives, such development shall:
 - i. Be in excess of 100,000 square feet of floor area;
 - ii. Utilize non-potable water sources for 100 percent of all outdoor water use;
 - iii. Provide verification of an Analysis of the City Energy Code that demonstrates a 10 percent reduction of energy use, in comparison to the City Energy Code requirements;
 - iv. Provide open space at least 10 percent above open space requirements;
 - v. Provide a minimum of three (3) electric vehicle charging stations.
 - b. Developments meeting all of the above criteria shall be entitled to either of the following opportunities:
 - i. An additional building height of 30 feet shall be permitted in excess of the total building height as regulated in Sec. 16-18L.007(3)(e)(i).
 - ii. An expedited permitting process when in accordance with a formal "expedited permit program" as established by the Office of Buildings.

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5/21/12
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Atlanta City Council

12-O-0228

REPLACING CH. 18L. SPI-12 BUCKHEAD/LENOX
STATION WITH NEW CHAPTER/Z-12-02
ADOPT/SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	NV Bottoms	Y Willis
NV Winslow	Y Adrean	Y Sheperd	NV Mitchell

12-0-0228

(Do Not Write Above This Line)

AN ORDINANCE 2-12-02
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY REPLACING CHAPTER 18L, SP-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT WITH A NEW CHAPTER ENTITLED 18L, SP-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT TO DELETE CHAPTER 18S, BUCKHEAD PEACHTREE CORRIDOR SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS; TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING VARIOUS ZONING DISTRICTS WITH SAID SP-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT MAP; TO AMEND CHAPTER 28A.010 BY REPLACING SUBSECTION (13) WITH A NEW SUBSECTION (13) BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST SIGN REGULATIONS; TO DELETE SUBSECTION (45) OF CHAPTER 28A.010 BUCKHEAD PEACHTREE CORRIDOR DISTRICT; AND FOR OTHER PURPOSES.

substitute

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 2/20/12

Referred To: Zoning

First Reading
Committee: ZONING
Date: May 16, 2012
Chair: [Signature]

Committee: ZONING
Date: May 16, 2012
Chair: [Signature]
Action: [Signature]
Fav, Adv, Hold (see rev. side)
Others: [Signature]
Members: [Signature]

Committee: [Blank]
Date: [Blank]
Chair: [Blank]
Action: [Blank]
Fav, Adv, Hold (see rev. side)
Others: [Blank]
Members: [Blank]

ADOPTED BY
MAY 2 2012
COUNCIL
Chair: [Blank]
Action: [Blank]
Fav, Adv, Hold (see rev. side)
Other: [Blank]
Members: [Blank]

Committee: [Blank]
Date: [Blank]
Chair: [Blank]
Action: [Blank]
Fav, Adv, Hold (see rev. side)
Other: [Blank]
Members: [Blank]

Refer To

Refer To

COUNCIL ACTION

- 2nd
- 1st & 2nd
- 3rd
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
MAY 21 2012
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
MAY 21 2012
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

MAY 30 2012

WITHOUT SIGNATURE
BY OPERATION OF LAW