

A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE~~XX~~

Z-08-69

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY REZONING EXISTING ZONING DISTRICTS C-1 (COMMUNITY BUSINESS) AND R-4 (SINGLE-FAMILY) WITHIN THE AMSTERDAM COMMERCIAL DISTRICT TO THE NC-10 AMSTERDAM NEIGHBORHOOD COMMERCIAL DISTRICT.

~~WHEREAS, the City of Atlanta has submitted a nomination application to the Bureau of Planning to rezone the Amsterdam commercial district to the Neighborhood Commercial designation as shown on "Attachment A"; and~~

WHEREAS, the residents, business and property owners have requested to rezone certain properties in the Virginia Highland neighborhood to the Neighborhood Commercial designation as shown on "Attachment A"; and

WHEREAS, the proposed application is in keeping with the purposes and intent of the regulations of the Neighborhood Commercial District ordinance; and

WHEREAS, the 1982 Zoning Ordinance and official zoning maps should be amended to include the proposed new designation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended adding a new Chapter 32J. NC-10 Amsterdam Neighborhood Commercial District, which shall read as follows:

Chapter 32J. NC-10 Amsterdam Neighborhood Commercial District

Sec. 16-32J.001. Scope of Provisions.

~~The regulations set forth in this chapter, or set forth elsewhere in this part, when referred to in this chapter, are the regulations in the NC-10 Amsterdam Neighborhood Commercial District.~~

The regulations set forth in this Chapter are the specific regulations for the NC-10 Amsterdam Neighborhood Commercial District. These regulations set forth herein shall apply in this district in addition to the general NC regulations or shall be applied instead of the general NC regulations where these regulations differ from the general NC regulations.

Sec. 16-32J.002. Specific Regulations.

The following regulations are specific to NC-10 Amsterdam Neighborhood Commercial District.

1. NPU notification. In addition to the required SAP submittal, the applicant shall also provide to the director of the bureau of planning a United States Postal Service certificate of mailing (first-class) of one copy of the full SAP application to the appropriate Neighborhood Planning Unit (NPU) chair or their designee for the

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purpose of notification and comment, and also a signed affidavit of said NPU notification. Said appropriate NPU shall have a period of 21 days from the date of the said certificate of mailing to provide one set of written comments to the bureau of planning prior to any SAP approval.

2. Establishment of Subareas. The NC-10 Amsterdam Neighborhood Commercial District is divided into two (2) subareas as shown on "Attachment A". The subareas are described as follows:

Subarea 1: Amsterdam Mixed Use

Subarea 2: Amsterdam Parking

3. Principal Uses.

a. Subarea 1.

i. Gasoline service stations within the district shall be prohibited.

ii. The number of eating and drinking establishments within the district shall not exceed six (6) such uses.

b. Subarea 2. Uses shall be limited to parking only.

4. Maximum building heights. Structures within the district shall have a maximum height of forty-two (42) feet and three (3) floors.

5. Supplemental zone. Supplemental zones are optional and shall not be required on any street in this district.

6. Outdoor dining. Outdoor dining may locate either within supplemental zones or by encroaching into the sidewalk clear zone. When outdoor dining encroaches into the sidewalk clear zone, the following criteria shall be met:

a. Shall have a minimum of six (6) feet wide of unobstructed sidewalk clear zone area;

b. No permanent structure or ornamentation shall be located within the area where encroachment is permitted and no element shall be attached to the sidewalk in any way;

c. At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this chapter; and

d. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of thirty-six (36) inches including any plant material.

7. Relationship of building to street. Active uses shall be required at the sidewalk-level of all buildings and structures.

a. All buildings shall have a defined sidewalk-level for purposes of the active-use requirement. Active uses shall be required within buildings and parking structures at sidewalk-level for the entire length of said building facade except at ingress and egress points into parking structures or loading areas. When two or more floors meeting the definition of sidewalk-level exist within the same structure, this requirement shall only apply to the frontage of the sidewalk-level adjacent to the required sidewalk or provided supplemental zone.

b. Sidewalk-level: any building floor within five (5) vertical feet of the adjacent required sidewalk or provided supplemental zone.

b-c. For the purposes of this chapter active uses shall be serviced by plumbing, heating, and electricity and shall not include parking, non-residential storage areas, driveways, or queuing lanes parallel to the adjacent street.

e-d. Minimum active use depths shall be provided for a minimum depth of 20 (twenty) feet as measured from the street-facing building facade.

8. Parking Requirements.

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- a. A maximum parking ratio equivalent to 1.25 times the minimum parking ratios of Sec. 16-32.023 shall be applied to all non-residential uses. Parking spaces shall not be permitted in excess of the maximum parking ratio for said uses.
- b. Above-ground parking ~~decks and~~ structures shall have planted within adjacent transitional yards a staggered double-row of Japanese Cryptomeria (*Cryptomeria japonica*) trees, or equivalent evergreen species, located a maximum of sixteen (16) feet on-center and with a minimum planted height of eight (8) feet and a minimum mature height of twenty-five (25) feet. These requirements shall supplant the landscape requirements of Section 16-28.028(c)(iii).
- c. Above-ground parking ~~decks and~~ structures which are located in Subarea 2 shall:
 - i. Have a maximum height of fourteen (14) feet as measured from the lowest finished grade located in Subarea 2 at the time of adoption of the NC-10 district, to the top of the subject exterior wall structure with the exception of vertical circulation elements such as elevator shafts, stairwells or lighting.
 - ii. Utilize only brick, wood, stucco, stone or mansard as exterior materials. All materials shall be earth-toned.
- d. Off-site Parking: Off-street required parking ~~lots~~ shall be permitted to be located off-site of the primary use anywhere within the NC-10 zoning district. ~~An applicant shall submit written consent from property owner of the proposed off-site parking area.~~ All parking spaces shall be clearly marked and signed as reserved during specified hours.
- d. An applicant shall submit the following information:
 - i. A to-scale map indicating location of the proposed parking spaces;
 - ii. Hours of business operation;
 - iii. Written consent from property owner of the proposed off-site parking area;
 - iv. Copies of parking leases. Renewed leases shall be provided to the Bureau of Buildings. Lapse of a required lease agreement shall terminate the permit.

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