

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO REZONE CERTAIN PROPERTIES WITHIN THE LAKEWOOD HEIGHTS COMMERCIAL CENTER FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE LAKEWOOD LIVABLE CENTERS INITIATIVE STUDY; AND FOR OTHER PURPOSES.

Whereas, the Lakewood Livable Centers Initiative Study

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

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Lakewood Heights Commercial Center.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled “Conditional Zoning”, as identified with the use of the suffix “C” after the district designation. The Director of the Office of Buildings shall issue buildings permits for the development of the properties with said “Conditional Zoning” designation only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations.

- 1) For all properties in a MRC-1 (Mixed Residential Commercial) designation, the following shall apply:
 - a) The following uses shall require a Special Use Permit:
 - i. Churches, synagogues, temples in area greater than one acre
 - ii. Group homes, rehabilitation centers
 - iii. Hotels
 - iv. Park-for-Hire surface parking lots
 - v. Poolrooms, billiard parlors, amusement arcades
 - b) The following uses are prohibited:
 - i. Automobile services stations, car washes,
 - ii. New and used car sales, including other motorized vehicles such as mopeds and motorcycles
 - iii. Repair garages, paint and body shops
 - iv. Mixed-use storage facility having less than 100,000 square feet of total floor area of storage use.

- 2) For all properties in a MRC (Mixed Residential Commercial designation, the following shall apply:
- a) Building façade materials shall consist of the following:
- i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal cementitious siding.
- ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or cementitious siding.
2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal cementitious siding. Exposed concrete masonry units are not permitted.
- iii. All other multi-family residential and non-residential structures:
1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick. Stone, cast stone or three-part hard coat stucco may comprise the remaining 49% of each building façade.
2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal cementitious siding.
- iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- 3) Fencing: In addition to the fencing requirements of the MRC and MR districts, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.
- 4) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MRC districts, the following additional restrictions shall apply:
- a. Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.
- b. Landscape screening where required, shall consist of a contiguous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owners.
- 5) Security materials: Burglar bars, metal gates, and metal-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public street.
- 6) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.

- 7) Vending machines, paper stands, and other similar devices shall be located on the interior of building structure.

- 8) Signage: In addition to the signage requirements of the MRC district, the following additional restrictions shall apply:
 - a. Free Standing signs: shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
 - b. Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance shall be repealed to the extent of the conflict.

**CITY COUNCIL
ATLANTA, GEORGIA**

16-O-1625

SPONSOR SIGNATURES



Carla Smith, Councilmember, District 1

CITY COUNCIL
ATLANTA, GEORGIA

16-O-1625

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Workflow List:

Clerk of Council	Skipped	11/08/2016 2:03 PM
Atlanta City Council	Completed	11/07/2016 1:00 PM
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Zoning Review Board Staff	Pending	
Mayor's Office	Pending	

RESULT: REFERRED WITHOUT OBJECTION

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO REZONE CERTAIN PROPERTIES WITHIN THE LAKEWOOD HEIGHTS COMMERCIAL CENTER FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE LAKEWOOD LIVABLE CENTERS INITIATIVE STUDY; AND FOR OTHER PURPOSES.

VOTE RECORD - ORDINANCE 16-O-1625					
<input type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> FIRST READING <input type="checkbox"/> SECOND READING <input type="checkbox"/> THIRD READING <input type="checkbox"/> FOURTH READING <input type="checkbox"/> FIFTH READING <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> TABLED <input type="checkbox"/> DEFERRED <input type="checkbox"/> RECONSIDERED <input type="checkbox"/> FILED <input type="checkbox"/> ADOPTED AS AMENDED <input type="checkbox"/> AMENDED <input type="checkbox"/> ACCEPTED <input type="checkbox"/> SUBSTITUTED <input type="checkbox"/> AMENDED SUBSTITUTE <input type="checkbox"/> FILED BY COMMITTEE <input type="checkbox"/> REFERRED TO ZRB AND ZC <input checked="" type="checkbox"/> REFERRED WITHOUT OBJECTION <input type="checkbox"/> ADOPTED SUBSTITUTE <input type="checkbox"/> ADOPTED SUBSTITUTE AS AMENDED <input type="checkbox"/> FORWARDED WITH NO RECOMMENDATI <input type="checkbox"/> REFERRED TO SC <input type="checkbox"/> FILED WITHOUT OBJECTION <input type="checkbox"/> FAILED <input type="checkbox"/> FORWARDED TO FC/NQ <input type="checkbox"/> FAVORABLE/SUBSTITUTE <input type="checkbox"/> FAVORABLE/SUB/AMENDED <input type="checkbox"/> FAVORABLE/SUB/AMND/COND <input type="checkbox"/> FAVORABLE/AMND/COND <input type="checkbox"/> FAVORABLE/AMENDED					
		YES/AYE	NO/NAY	ABSTAIN	ABSENT
	MICHAEL JULIAN BOND	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARY NORWOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDRE DICKENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CARLA SMITH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KWANZA HALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	IVORY LEE YOUNG JR.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CLETA WINSLOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NATALYN MOSBY ARCHIBONG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ALEX WAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YOLANDA ADREAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	FELICIA A. MOORE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CLARENCE "C. T." MARTIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KEISHA LANCE BOTTOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOYCE SHEPERD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<ul style="list-style-type: none"><input type="checkbox"/> RETURNED AS HELD<input type="checkbox"/> FAVORABLE ON CONDITION<input type="checkbox"/> FAVORABLE/SUB/CONDITION<input type="checkbox"/> QUADRENNIALY TERMINATED<input type="checkbox"/> QUESTION CALLED<input type="checkbox"/> ROUTED TO COW<input type="checkbox"/> SUSTAINED<input type="checkbox"/> OVERRIDEN<input type="checkbox"/> NOT ACCEPTED BY COMMITTEE<input type="checkbox"/> SUSTAINED W/O OBJECTION<input type="checkbox"/> TABLED W/O OBJECTION	
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Certified by Presiding Officer	Certified by Clerk
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	