

Zoning Conditions for Z-06-42 and Z-06-43

GENERAL ZONING CONDITIONS:

1. Prohibited principal uses and structures.
 - a. Automobile service stations, car washes.
 - b. Commercial greenhouses.
 - c. Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors and amusement arcades.
 - d. New and used car sales.
 - e. Repair garages, paint and body shops.
 - f. Security storage centers.
 - g. Drive-through service windows and drive-in facilities except for Drug Stores and/or Dry Cleaners.
2. Permitted Accessory Uses and Structures.

Except as otherwise herein provided, no merchandise shall be stored other than that to be sold at retail on the premises and such merchandise shall occupy not more than 25 percent of the total floor area on the premises.
3. Prohibited special use permits.
 - a. Bingo parlors.
 - b. Helicopter landing facilities or pickup or delivery stations.
 - c. Hospitals.
 - d. Park for hire surface parking lots.
 - e. Poolrooms, billiard parlors, amusement arcades.
 - f. Rooming houses and boardinghouses.
 - g. Single room occupancy residences.
 - h. Truck stops.
4. Building façade materials.

Brick, stone, and hardcoat stucco systems with a smooth finish shall be the predominant building materials for the facades of the principal structure facing public streets. Brick, stone, and hardcoat stucco systems with a smooth finish, as well as concrete block and other masonry materials may be used on facades of principal structures that do not face a public street. Aluminum siding and vinyl siding are not permitted on any façade.
5. Roofs.

Roofs of new construction, additions or alterations shall either be flat or pitched at a slope not to exceed 2:12, with a maximum peak height no greater than 10 feet. All roofs shall be concealed by a minimum 30 inch parapet wall.
6. Roof top structures.
 - a. All principal components of a structure or addition on the roof of a building visible from a public street shall be of formed sheet metal, glass, brick, stone or hardcoat stucco systems.

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- b. The enclosed floor area of a structure shall not exceed 25% of the total roof area, unless otherwise necessary to meet the minimum requirements for mechanical and elevator equipment, stairwells, elevator and stair landings.
 - c. Enclosed structures shall not exceed 10 (ten) feet in height above the parapet wall and shall be setback no less than 10 (ten) feet from all street-fronting facades.
 - d. All components of an addition on a roof of a principal building shall be set behind the parapet wall.
7. Transitional uses and yards (Section 16-34.009).
- a. Adjoining lot with same frontage.
This requirement shall also apply to all properties that abut the Castleberry Hill Landmark District (20N).
 - b. Transitional height planes.
This requirement shall also apply to all properties that abut the Castleberry Hill Landmark District (20N).
 - c. Transitional yards.
This requirement shall also apply to all properties that abut the Castleberry Hill Landmark District (20N).
8. Sidewalks.
Public sidewalks shall be located along all public and private streets and shall have a minimum width of fifteen (15) feet along Northside Drive, Martin Luther King, Jr. Drive and Centennial Olympic Park Drive, and ten (10) feet along all other streets. For all ten-foot wide public sidewalks, the clear zone shall be a minimum width of five (5) feet.
9. Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes are prohibited.
10. Tree preservation and replacement.
The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code section 158-26 shall also apply to this district.

SPECIFIC CONDITIONS FOR Z-06-43, THE CASTLEBERRY HILL MRC-2-C

- 1. Maximum building heights.
Structures or portions of structures shall have a maximum height of 52 feet within 150 feet of the Castleberry Hill Landmark District boundaries or any contributing buildings outside of the Landmark District with a maximum height of 70 feet beyond 150 feet of the Castleberry Hill Landmark District boundaries.

SPECIFIC CONDITIONS FOR Z-06-42, THE CASTLEBERRY HILL MRC-3-C

- 1. Maximum building heights
Structures or portion of structures shall have a maximum height of 70 feet within 150 feet of the Castleberry Hill Landmark District boundaries or any contributing buildings outside of the Landmark District with a maximum height of 150 feet beyond 150 feet of the Castleberry Hill Landmark District boundaries.