

CHAPTER 34. MRC MIXED RESIDENTIAL COMMERCIAL DISTRICT REGULATIONS

Sec. 16-34.001. Authority.

This chapter is enacted pursuant to the City of Atlanta's exclusive zoning and planning authority granted by the Constitution of the State of Georgia, including but not limited to the Article 9, Section 2, Paragraph 3 and Article 9 Section 2, Paragraph 4, as well as authority granted by the General Assembly of the State of Georgia, including but not limited to O.C.G.A. § 36-70-3, the City of Atlanta Charter, §§ 3-061 through 3-603, and Charter Appendix IV, §§ 41,42,45,48 and 70, as well as the general police powers of the City of Atlanta and such other authority as may be provided by applicable, state, federal and local laws.

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are regulations which are applicable in those parts of the city designated as MRC Mixed Residential Commercial district. The passage of an ordinance approving the classification of an area of the city for Mixed Residential Commercial zoning shall supplant the zoning classifications applicable to the area so designated. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of part 16 other than historic protection regulations, the more stringent regulation shall apply.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.002. Findings, purpose and intent.

The city finds that the size, scale and character of commercial uses directly affect the adjacent neighborhood districts and the public health, safety and welfare. The city finds that highway-oriented retail, service, office and dining uses which are intended to serve larger areas of the city instead of a single neighborhood or small group of neighborhoods must be located on streets that are suited for this type of development and must be done in a manner which is compatible with the adjacent neighborhoods or group of neighborhoods. The city finds there is a need to protect existing and developing neighborhood areas and building forms from the incompatible uses resulting from intense highway-oriented development and to preserve and restore existing, traditional and pedestrian scale buildings in established, historic neighborhood districts, as well as create new pedestrian oriented commercial nodes. The city finds that there is a substantial need to

encourage a balanced mix of uses to include proportionately significant residential uses and to facilitate safe, attractive and convenient pedestrian circulation. The city finds that it is necessary to improve air quality by promoting walking and reducing the number of vehicular trips. The city finds that it is necessary to establish adequate parking requirements by encouraging shared parking arrangements. The city finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through the adoption of the following regulations. The purpose and intent of this chapter, in establishing the Mixed Residential Commercial (MRC) district, is as follows:

1. Create a diversified city where people across the spectrum of age, income, ethnicity, and culture can live, work, shop, meet, and play;
2. Encourage infill and rehabilitation development within traditionally commercial areas that include proportionately significant residential uses;
3. Encourage the development of multi-family housing within commercial areas;
4. Alleviate development pressure on existing residential neighborhoods by placing reasonable controls on development and expansion of strip commercial areas within primarily single-family neighborhoods;
5. Place reasonable controls on the development of larger scale highway-oriented retail, service, office and dining uses which are intended to serve larger areas of the city than a single neighborhood or a small group of neighborhoods;
6. Improve the aesthetics of the built environment;
7. Protect existing neighborhoods from uses and building forms which are incompatible with the scale, character and needs of the adjacent neighborhoods;
8. Ensure pedestrian-oriented building forms;
9. Provide for a pedestrian-oriented environment on streets and sidewalks;
10. Promote public safety through the provision of pedestrian-oriented street-level uses, sufficient sidewalk widths, adequate visibility from adjacent buildings and primary pedestrian access from buildings to adjacent sidewalks;
11. Ensure residents have convenient pedestrian access to nearby commercial uses;
12. Provide stable single-family neighborhoods with nodal commercial areas which are such a size that all uses are within convenient walking distance of one another;
13. Promote an appropriate balance and scale of commercial uses which meet the needs of nearby residents;

14. Encourage a compatible mixture of residential, commercial, cultural and recreational uses;
 15. Provide a range of housing types and prices to meet different housing needs;
 16. Reserve the space between the building and the sidewalk for pedestrian related uses;
 17. Provide appropriately scaled, continuous pedestrian oriented uses and activities adjacent to sidewalks along streets with identified pedestrian needs;
 18. Encourage a grid of connected streets to improve access and reduce congestion;
 19. Facilitate safe, pleasant and convenient pedestrian circulation and minimize conflict between pedestrians and vehicles;
 20. Facilitate safe and convenient bicycle usage;
 21. Prevent encroachment of incompatible commercial uses and minimize commercial parking into residential neighborhoods;
 22. Provide sufficient parking in an unobtrusive manner;
 23. Reduce parking requirements by encouraging shared parking and alternative modes of transportation;
 24. Maximize opportunities for pedestrian amenities, including parks, plazas, greenways and public art;
 25. Provide sufficient, safe and accessible parks, plazas and greenways for active and passive enjoyment;
 26. Improve the quality of air and water through provisions for the planting of trees, greenspace protection, bicycle parking and electric vehicle parking.
- (Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.003. Special administrative permit requirement for building permits--Effect on other special permit requirements.

Except as provided below, no building permit in any Mixed Residential Commercial district shall be issued unless and until it has been approved through the issuance of a special administrative permit (SAP) under the requirements so specified in section 16-25.004, as meeting applicable requirements and intent as set forth for the district involved. A SAP application and seven 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 of the bureau of planning prior to the issuance of a building permit, with an eighth copy to be mailed concurrently to the appropriate NPU chair or his/her designee-for information purposes.

Where regulations may require the approval of a special administrative permit for other purposes so specified, processing by the director of the bureau of planning shall, without additional application, include consideration of other special administrative permits. Where such regulations require special exception or special use permit action, the special administrative permit for building permit purposes shall not be issued until the necessary approval has been obtained for special exception or special use permit.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.004. Districts established.

Three **MRC** districts are established, the intent of which is described below:

1. **MRC-1**. Low density residential and commercial uses intended to serve a single neighborhood or small group of adjacent neighborhoods.
2. **MRC-2**. Medium density residential and commercial uses along corridors and intended to serve a group of adjacent neighborhoods.
3. **MRC-3**. High density commercial and residential uses along major corridors intended to serve larger areas of the city, and provide larger commercial uses with a significant employment concentration.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.005. Permitted principal uses and structures.

A building or premise shall be used for the following permitted principal uses and structures:

1. Automobile service stations, car washes.
2. Banks, savings and loan associations, and similar financial institutions.
3. Barber shops, beauty shops, manicure shops and similar personal service establishments.
4. Business or commercial schools.
5. Childcare centers, kindergartens and special schools.
6. Clubs and lodges.
7. Commercial greenhouses.
8. 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 allowed only by special use permits.
9. Digital industry switchboards, power generators and other relay equipment and rooms housing such equipment when located on subterranean levels or the second floor above sidewalk level and higher, or on ground floors provided that retail, office, institutional, or residential uses are

provided for a minimum depth of 20 feet from any building facade along the public sidewalk.

10. Eating and drinking establishments including restaurants; bars; coffee shops; delicatessens, and taverns.
 11. Institutions of higher learning, including colleges and universities.
 12. Laundry and dry-cleaning stores, collection stations or plants; laundry and dry cleaning establishments where customers operate equipment.
 13. Mortuary and funeral homes.
 14. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
 15. New and used car sales, including other motorized vehicles such as mopeds and motorcycles.
 16. Nursing homes and convalescent centers.
 17. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within 300 feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic, subject to the provisions in chapter 74, article IV, noise control.
 18. Park-for-hire parking decks.
 19. Plumbing, air conditioning service and repair.
 20. Photocopying or blueprinting shops.
 21. Professional or service establishments, but not hiring halls.
 22. Public schools or private schools having similar academic curricula and special schools for exceptional children.
 23. Repair garages, paint and body shops.
 24. Retail establishments.
 25. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods.
 26. Security storage centers.
 27. Single-family, two-family and multi-family dwellings.
 28. Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing switching or maintenance shop as the primary use.
 29. Tailoring, custom dressmaking, millinery and similar establishments.
- Any principal use and structure not specifically listed above is prohibited in this district.

All commercial sales and service shall be conducted within enclosed permanent structures and there shall be no unenclosed displays of

merchandise with the exception of off-street parking and outdoor dining. Outdoor sales or displays are permissible only by special permit as set forth below.

No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television communication, or is otherwise incompatible with the character of the district and its relation to adjoining districts.

Pursuant to section 16-28.016, adult businesses are not permitted uses in any district.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.006. Permitted accessory uses and structures.

Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically includes clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and nonresidential uses within the district subject to the restrictions contained elsewhere in this chapter.

Accessory parking structures and lots for required parking are permitted within 300 feet of primary use as measured from the nearest property line, without a special exception.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.007. Special permits.

The following uses are permissible only by additional special permits of the type indicated subject to limitations and requirements set forth in this Chapter 34 or elsewhere in this part, and subject to the applicable procedures and requirements set forth in section 16-25.001 et seq.

1. *Special use permits.*

a. Bingo parlors.

b. Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height, except alternative design mounting structures as contemplated by subsection 16-25.002(3)(h)(iv)(i), and subject to transitional height planes (chapter 1, section 19-1006).

c. Churches, synagogues, temples, mosques and other religious worship facilities having a minimum lot area greater than one acre.

- d. Community centers and similar establishments, when not owned by a governmental agency.
 - e. Community service facilities, and similar establishments, when not owned by a governmental agency.
 - f. Dormitories, fraternity houses and sorority houses.
 - g. Group home, congregate care home and rehabilitation centers.
 - h. Helicopter landing facilities or pickup or delivery stations.
 - i. Hospitals.
 - j. Hotels.
 - k. 90 days or more duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor areas for religious ceremonies.
 - l. Park-for-hire surface parking lots.
 - m. Poolrooms, billiard parlors, amusement arcades.
 - n. Rooming houses and boardinghouses.
 - o. Single room occupancy residence.
 - p. Truck stops.
 - q. Transfer of development rights. Transfer of development rights is permissible provided each of the following criteria are met in addition to those set forth in section 16-28.023:
 - i. The donor parcel must be either National Register listed, National Register eligible or property designated under the city's historic preservation ordinance;
 - ii. The transfer documents must ensure that the historic property shall remain in perpetuity; and
 - iii. If the historic property is not designated under the city's historic preservation ordinance at the time of transfer, it must be so designated prior to issuance of any building permit for the receiving property if said permit involves, in any way, the transferred development rights.(See section 16-28.023 for further requirements of the Transfer of development rights process.
2. *Special administrative permits.*
- a. Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 70 feet or less in height, and an alternative design mounting structures as contemplated by subsection 16-25.002(3)(h)(iv)(i), and subject to transitional height planes (chapter 1, section 19-1006).
 - b. Driveways located between the sidewalk and the building for childcare centers, kindergartens and special schools, subject to provisions in subsection 16-25.002(3).

- c. Small family care home, subject to the limitations set forth in subsection 16-29.011(16).
- d. 90 days or less duration: Outdoor amusement enterprises, exhibits, entertainment, meetings, display or sales areas, or outdoor areas for religious ceremonies.
- e. Outdoor displays of merchandise or sales areas within the supplemental zone adjacent to commercial uses.
- f. Off-site parking and shared parking within 1,000 feet of a primary use as measured from the nearest property line.
- g. Relocation of minimum open space requirements. At the option of the property owner, up to 50 percent of a development's required UOSR or public space may be relocated to an offsite parcel within one-half mile of the donating parcel provided the following criteria are met:
 - i. The receiving parcel is in accordance with the City of Atlanta Comprehensive Development Plan as being a designated recipient parcel;
 - ii. The receiving parcel contains the required amount of open space and said open space in the receiving parcel is located adjacent to and visible from a public street and accessible to the public during normal city park hours;
 - iii. All of the open space in the receiving parcel meets the definition of UOSR in subsection 16-28.010(5)(a) except that no portion of any public right-of-way shall be included; and
 - iv. The open space in the receiving parcel:
 - a. Shall provide active or passive recreational amenities;
 - b. Shall be no greater than 24 inches above or below the adjacent public sidewalk for a minimum distance of 15 feet from the beginning of the adjacent sidewalk;
 - c. Shall be visible and accessible from any point along 90 percent of any adjacent sidewalk; and
 - d. Shall permit and encourage pedestrians to walk on a minimum of 80 percent of the surface of the parcel excluding fountains, pedestrian furniture, public art and similar elements.
- h. Retaining walls greater than two feet in height between the building facade line and the street, where existing topography does not require retaining walls of a greater height, and except where necessary to meet the provisions in subsection 16-25.002(3).
- i. Two curb cuts along one street frontage on properties with a single street frontage greater than 30) feet, subject to provisions in subsection 16-25.002(3).

- j. Variation in residential open space requirements for buildings built before 1950.
- k. Variations in fenestration requirements.
 - i. Fenestration in keeping with the scale of the nearest commercial storefront built before 1950 in the same or adjacent blocks, which is closest to meeting the requirements in subsection 16-34.014(6).
 - ii. Fenestration may be varied where there are development constraints related to topography.
- l. Variations in street tree requirements. Variations are subject to constraints such as overhead or underground utilities.
- m. Reduction of parking requirements may be permitted by the director of the bureau of planning subject to a shared parking arrangement under the following criteria:
 - i) The arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access;
 - ii) All shared parking spaces shall be clearly marked; and
 - iii) An applicant shall submit the following information as part of the application to reduce parking requirements and avoid conflicting parking demands:
 - a) A to-scale map indicating location of proposed parking spaces;
 - b) Hours of business operation of nonresidential parking users;
 - c) Written consent of property owners agreeing to the shared parking arrangement;
 - d) Copies of parking leases. Renewed leases shall be filed with the bureau of planning. Lapse of a required lease agreement shall terminate the special administrative permit for shared parking.
- n. Variations in driveway requirements. Driveways that are outside the lot boundaries provided they are directly connected to a public street, subject to provisions in subsection 16-25.002(3).
- o. Variations in surface parking lot landscaping and barrier requirements. Variations may be granted only upon making all of the following findings:
 - i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, topography, subsurface conditions, overhead structures or the existence of sufficient trees in the public right-of-way within ten feet of the property line;
 - ii) Such conditions are peculiar to the particular piece of property involved; and
 - iii) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this article and of part 16 of this Code.

p. Variations for sidewalk and supplemental zone width requirements. In blocks where 50 percent or more of the buildings were built before 1950, width requirements may be reduced to match the existing building setbacks, as measured from the curb, of the nearest two adjacent buildings located on the same side of the street

q. Variations in width requirements for new streets when counted towards open space requirements when any of the following are provided:

i) Addition of bike lanes;

ii) Addition of angled parking;

iii) Addition of landscaped medians and roundabouts;

iv) Elimination of on-street parking on one side of a one-way street.

r. Outdoor dining within required sidewalk for pre-existing buildings. Buildings existing prior to the adoption of this ordinance with adjacent sidewalks that do not meet the requirements of this chapter, may have outdoor dining that encroaches into the sidewalk provided the following criteria are met:

i. Shall have a minimum of eight feet of unobstructed sidewalk area adjacent to the curb when located adjacent to on-street parking;

ii. Shall have a minimum of six feet of unobstructed sidewalk area adjacent to the curb when not located adjacent to on-street parking;

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

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

v. 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 36 inches including any plant material.

s. Outdoor dining within required sidewalk for new construction: New developments may have outdoor dining that encroaches into the sidewalk a maximum of two feet provided the following criteria are met:

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

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

iii. 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 36 inches including any plant material. Special exceptions:

Churches, synagogues, temples, mosques and other religious worship facilities having a minimum lot area less than one acre.

(Ord. No. 2002-40, § 1, 5-28-02; Ord. No. 2005-21, §§ 1, 2, 3-25-05)

Sec. 16-34.008. Redevelopment requirements.

Subject to the provisions in part 16, chapter 24, Nonconformities.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.009. Transitional uses and yards.

1. *Adjoining lot with same frontage.* Where a lot in this district abuts a lot in any R-1 through R-G, MR, RLC or PD-H district at the side along the same street frontage, and without an intervening street, such lot within this district, or the first 100 feet on such lot if it is wider than 100 feet, shall not be used for any drive-through service window or drive-in facility, car wash, service station, mortuary or funeral home, sales lot for automobiles, repair garage, or paint and body shop even where otherwise specifically authorized.

2. *Transitional height planes.* Where this district adjoins residential districts R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, RLC or PD-H district without an intervening street, height within this district shall be limited by the transitional height plane requirements as defined in chapter 1, section 19-1006.

3. *Transitional yards.*

a. Where this district adjoins an R-1 through R-5, R-G, MR, RLC or PD-H district without an intervening street or without meeting the conditions in subsection 16-33.009(3)(b) of this chapter, a minimum of 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives up to ten feet in width. Such yards shall be planted as approved by the city arborist and maintained as a landscaped strip.

b. Where this district adjoins an RLC, R-G, MR, PD-H, NC or LW district and contains a building, structure, or use located in both zoning districts, a transitional yard is not required, provided that the portion of the building, structure, or use within 20 feet of such designations shall only contain principal or accessory uses and structures permitted in such district.

c. *Screening.* In addition to the above transitional yard requirements, permanent opaque walls six feet in height shall be provided and shall be maintained in slightly condition.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.010. Development controls.

1. *Bulk limitations.* See specific regulations at sections 16-34.026 through 16-34.028, (Table A provides a summary of the density and open space requirements for each district). Bulk limitations: For purposes of this chapter, and notwithstanding the provisions of Code section 16-29.001(24), mixed-use development is defined as any development which contains as principal uses both residential and nonresidential uses on the same development site, and in which both of such uses are at least 20 percent of the total floor area, excluding accessory uses.

Table A: Summary of Density and Open Space Requirements

TABLE INSET:

MRC District	Base FAR* (net lot area)		
	Nonresidential	Residential	Combined
MRC-1	1.0	0.696	1.696
MRC-2	2.5	0.696	3.196
MRC-3	4.0	3.2	7.20

TABLE INSET:

Bonus FAR* (net lot area)				
Residential (Open Space & Streets)	Residential (Affordable Housing^)	Residential (Ground Floor Commercial^)	Residential (Civic)	Max. FAR with Bonuses
Two sq. ft. of residential floor	1.0	None	One sq. ft. of residential floor	2.696

area for every one sq. ft. of open space			area for every one sq. ft. of civic space	
Two sq. ft. of residential floor area for every one sq. ft. of open space	0.5	One sq. ft. of residential floor area for every two sq. ft. of commercial space	One sq. ft. of residential floor area for every one sq. ft. of civic space	3.696
Two sq. ft. of residential floor area for every one sq. ft. of open space	1.0	One sq. ft. of residential floor area for every three sq. ft. of commercial space	One sq. ft. of residential floor area for every one sq. ft. of civic space	8.20

TABLE INSET:

Min. Open Space Requirements		
Public Space**	TOSR	UOSR
10% or 20%	None	LUI
10% or 20%	None	LUI
10% or 20%	None	LUI

* Residential floor area may be calculated utilizing gross lot area.

** Public space requirements: 10% for lots less than or equal to one acre, 20% for lots greater than one acre.

^ Bonus residential FARs requires a minimum of 20% of the bonus residential FAR to be affordable, and a minimum of 20% of the building footprint must provide sidewalk level, street-fronting retail and dining uses.
Sq. ft. = Square feet.

2. *Affordable new sales housing units or rental housing units requirements.*

- a. See specific regulations at sections 16-34.026 through 16-34.028.
- b. Affordable housing shall have the meaning set forth in part 19, chapter 1, section 19-1006.
- c. Affordable requirements shall be in place for a minimum of 20 years.
- d. No housing unit associated with a development project for which bonus FAR calculations were applied shall be issued an occupancy permit until such time as documentation is provided to the bureau of buildings establishing that the affordable housing requirements have been met and have been instituted as part of the warranty deed as an allowable exception to title for each affordable unit that is a part of said development project.

3. *Maximum building coverage.* 85 percent of the net lot area.

4. *Side or rear yard.* For residential uses, a minimum 20 feet side and rear yard setback shall be required, except that the side yard may be reduced to zero feet when a residential use has no residential windows adjacent to such yard. For nonresidential uses: No requirement.

5. *Minimum open space requirements.* When either the residential or nonresidential component of the development is a minor use of less than 20 percent of the total floor area minimum open space requirements do not apply to such minor use.

a. For residential uses, including all residential components of mixed use developments: Open space requirements as indicated on Table I, "Land use intensity ratios" shall be required for useable open space (UOSR) only. For developments greater than 6.40 FAR, the UOSR for 6.40 FAR shall apply.

b. For nonresidential uses, including all nonresidential components of mixed-use developments:

i. *Developments of less than or equal to one-half acre:* A minimum of ten percent of the net lot area shall be public space.

ii. *Developments greater than one-half acre:* A minimum of 20 percent of the net lot area shall be public space. (See section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk and supplemental zone widths which are constructed on private property may be counted towards this requirement. Such public space may include planted areas, fountains, community gardens, parks plazas, hardscape elements related to sidewalks and plazas, and similar features which are located on private property.)

c. For mixed-uses. The sum of minimum open space requirements specified in subsections a. and b. above for nonresidential and residential shall be met.

- d. Residential balconies. Balconies for residential units, which are enclosed on not more than three sides, may be counted towards UOSR for a maximum depth of six feet.
- e. New streets incentive. New public streets, or private streets which function as public streets may be counted towards UOSR and public space requirements provided the following criteria are met:
 - i. Connects two other public streets or private streets which meet the requirements of items ii, iii, and iv below; and
 - ii. Meets the requirements of section 16-34.012; and
 - iii. The maximum width shall be 36 feet which shall include, two on-street parallel parking lanes, two travel lanes and sidewalk extensions at intersections and shall have granite curbs; and
 - iv. When adjacent to a park area, new streets shall meet all above requirements along each park edge.
 - v. Gates shall not be permitted across said streets.
- f. Connectivity incentive. Developments which provide connectivity across public rights-of-way which do not provide pedestrian access, such as railroads and freeways, may be permitted by the Director of the bureau of planning to be counted towards UOSR or public space requirements subject to the following criteria:
 - i. Said connectivity shall be achieved through the use of public streets, private streets which function as public streets, pedestrian walkways or bike and jog paths; and
 - ii. Meets the requirements of section 16-34.012; and
 - iii. Pedestrian walkways shall be a minimum width of six feet and bike and jog paths shall be a minimum width of ten feet.
 - iv. Streets, pedestrian walkways and bike and jog paths shall connect to other public streets, pedestrian walkways, bike and jog paths or parks.
- g. On-street parking incentive. New on-street parking may be counted towards UOSR or public space requirements provided the following criteria are met:
 - i. No on-street parking currently exists in the public right-of-way adjacent to the project area for which credit is sought; and
 - ii. The new on-street parking is located where there is no existing street lane; and
 - iii. The on-street parking occupies an entire block face or a minimum distance of 200 feet; and
 - iv. Sidewalk extensions are provided at street intersections; and
 - v. All other sidewalk requirements of this chapter are met.

6. *Showering facilities.* All office buildings containing over 50,000 square feet of gross office space shall provide showering facilities, which shall include showers and lockers, in a ratio of at least two showering facilities for every 50,000 square feet of gross office space, which facilities shall be available to all building tenants and their employees, provided that no office building shall be required to exceed a maximum of four showering facilities.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.011. Site limitations.

1. Minimum building facade heights and maximum building heights. See specific regulations for each subarea at sections 16-34.026 through 16-34.028.
2. New development proposing to contain an entire block face greater than 600 feet in length shall be traversed by streets which create block faces no more than 400 feet in length. For the purposes of this chapter, a block face shall be measured from the back of sidewalk clear zones or required supplemental zones. Such streets shall function as public streets and shall connect two other public streets or private streets which meet the requirements of subsection 16-34.010(5)(e).
3. Properties adjacent to the right-of-way of public streets which dead-end or cul-de-sac, shall provide a street connection to said right-of-way of public street and shall meet the requirements of subsection 16-34.010(5)(e) and section 16-34.012.
4. Properties adjacent to a public space such as a park space, greenway trail, railroad right-of-way which has been abandoned or a railroad right-of-way with an existing or proposed rail-trail:
 - a. Shall have a minimum of a 20-foot wide buffer along the property line adjacent to said public space. Said buffer shall be completely landscaped excluding walkways, benches and other such recreational features as approved by the director of the bureau of planning, or
 - b. Shall provide a new public access street, pedestrian walkway, or bike and jog path between any development and said space and shall meet the following requirements:
 - i. Streets shall meet the requirements of subsection 16-34.010(5)(e).
 - ii. Pedestrian walkways shall be a minimum width of six feet and bike and jog paths shall be a minimum width of ten feet.
 - iii. Wherever possible, streets, pedestrian walkways and bike and jog paths shall connect to other streets, pedestrian walkways, bike and jog paths and parks.

c. Shall not locate off-street parking areas or loading docks between any building and said space except in cases where meeting this would require the development to be in conflict with the requirements of section 16-34.016 or section 16-34.020.

d. Shall include an entrance to all adjacent uses which:

i. Shall face and be visible from the park space, greenway, abandoned rail line or rail line with an existing or proposed rail-trail.

ii. Shall be directly accessible from said space from the park space, greenway, abandoned rail line or rail line with an existing or proposed rail-trail.

iii. Wherever possible shall open directly onto the adjacent sidewalk, or an outdoor dining area or plaza adjacent to the sidewalk.

5. Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street. Drive-through service windows and drive-in facilities are prohibited in **MRC-1**.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.012. Sidewalks.

Public sidewalks shall be located along all public streets and shall have minimum widths as specified herein. No sidewalk shall be less than 15 feet in width. Sidewalks shall consist of two zones: A street furniture and tree planting zone and a clear zone. The following regulations shall apply to all public sidewalks:

1. Street furniture and tree planting zone requirements. The street furniture and tree planting zone shall have a minimum width of five feet. Said zone shall be located immediately adjacent to the curb and shall be continuous. Said zone shall meet the tree planting requirements of subsection 16-34.012(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility and as approved by the director of the bureau of planning.

2. Clear zone requirements. The clear zone shall be a minimum width of ten feet. Said zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight feet except as authorized in subsection 16-34.014(8).

3. Street tree planting requirements. Street trees are required and shall be planted in the ground a maximum of 40 feet on center within the street

furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of three inches in caliper measured 36 inches above ground, shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven feet. Trees shall have a minimum planting area of 32 square feet. All plantings, planting replacement and planting removal shall be approved by the city arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or *liriope spicata* or shall be paved as approved by the director of planning.

4. Tree grates. Tree grates are not required where all sidewalk width requirements are met. Where tree grates are required or otherwise installed, they shall be a minimum of four feet by eight feet, shall be a type specified by the director of planning in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way, and shall be placed within the street furniture and tree planting zone. Where tree grates are not required or otherwise installed, tree planting areas shall be permitted to be planted with evergreen ground cover such as mondo grass or *liriope spicata*.

5. Paving. All paving within the street furniture and tree planting zone shall be a type specified by the director of planning in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way.

6. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half feet and eight feet above grade. See subsection 16-28.008(9), Visibility at intersections.

7. No awning or canopy shall encroach beyond the clear zone.

8. Where property within this district abuts an R, R-G, MR, PD-H, or LW district without an intervening street, the sidewalk area within 20 feet of such districts shall taper as necessary to provide a smooth transition to the existing R, R-G, MR, PD-H, or LW districts sidewalk. In the event that the abutting R, R-G, MR, PD-H or LW district has no existing sidewalk, the sidewalk shall taper to a width of six feet.

9. Decorative pedestrian lights, where installed, shall be placed a maximum of 40 feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within either the street furniture and tree planting zone or the supplemental zone. All said lights shall be Atlanta Type "C" as approved by the planning bureau.

10. Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.

11. Trash receptacles or similar elements, where installed, shall be a type specified by the director of planning in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way and shall be placed within the street furniture and tree planting zone.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.013. Supplemental zone.

For purposes of these regulations, the area between any building, parking garage, or parking lot and the required sidewalk, when no intervening building exists, shall be defined as the supplemental zone. Supplemental zones shall meet the following requirements. Except as otherwise specified below, the square footage contained within a supplemental zone which meets all the following supplemental zone requirements may be counted towards UOSR or public space requirements.

1. Supplemental zone general requirements.

a. When sidewalk level residential units are provided, supplemental zone shall be landscaped with the exception of terraces, porches, stoops and walkways, which may occupy a maximum of two-thirds of the supplemental zone area;

b. Terraces, porches and stoops shall have a maximum finished floor height of 24 inches above finished-grade, unless existing topographical considerations render this requirement unreasonable, subject to the provisions in subsection 16-25.002(3);

c. The supplemental zone shall be no more than 24 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent public sidewalk, unless existing topographical considerations render this requirement unreasonable; and

d. Any authorized walls surrounding landscaped and grassed areas shall not exceed a maximum height of 24 inches, except retaining walls, which shall not exceed a maximum height of 36 inches unless existing topography requires a retaining wall of greater height.

e. Fencing permitted only when:

i. The supplemental zone is located between sidewalk level residential units and the adjacent street; or

ii. Said fencing is used to separate authorized outdoor dining from the required sidewalk.

2. Supplemental zone widths. Along front and side facades shall be a minimum width of five feet when located along streets which function as arterial streets and collector streets.
3. Supplemental zones containing a depth of 15 feet or less shall meet the following additional requirements:
 - a. No balcony shall encroach more than ten feet into the supplemental zone area.
 - b. Shall not be counted towards UOSR or public space requirements unless visible and accessible to the general public from the adjacent public sidewalk, with the exception of areas adjacent to sidewalk level residential units.
4. Supplemental zones containing a depth greater than 15 feet shall be counted towards UOSR or public space requirements only when the following additional requirements are met:
 - a. Shall permit and encourage pedestrians to walk on a minimum of 80 percent of the surface of the supplemental zone excluding fountains, pedestrian furniture, public art and similar elements.
 - b. When adjacent nonresidential ground floor uses are provided, shall be visible and accessible from any point along 90 percent of any adjacent sidewalk.
 - c. When adjacent nonresidential ground floor uses are provided, all sides of buildings fronting said zone meet the requirements of subsection 16-34.014(6).
 - d. When adjacent residential ground floor uses are provided, shall provide a pedestrian walkway from said space to the adjacent public sidewalk. Said pedestrian walkway shall be perpendicular to the street and shall connect directly to the public sidewalk and shall be uncovered and open to the sky along its entire length.
5. Developments of greater than one acre in area and adjacent to existing transit stops which have no shelters shall provide a shelter within the supplemental zone for a minimum of one such stop. The design and location of such stop shall be approved by the director of the bureau of planning.
(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.014. Relationship of building to street.

1. For purposes of this chapter, sidewalk-level shall be defined as any floor of a building with a finished-floor elevation less than or equal to five feet above the adjacent sidewalk or less than or equal to five feet below the adjacent sidewalk.

2. Delineation of building floors at third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
3. The primary pedestrian entrance for pedestrians to access all sidewalk level uses and business establishments with public or private street frontage:
 - a. Shall face and be visible from the public street when located adjacent to such street. When located adjacent to a street that functions as an arterial street or a collector street, said entrance shall face and be visible from such street.
 - b. Shall be directly accessible and visible from the sidewalk adjacent to such street.
 - c. Shall remain unlocked during business hours for nonresidential uses.
4. A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six inches in height.
5. Along streets that function as arterial streets and collector streets, sidewalk level uses with street frontage shall only be retail, office, institutional, or residential. Said uses shall be provided for a minimum depth of 20 feet from any building facade along the public sidewalk.
6. Fenestration. (For parking deck requirements see subsection 16-34.018(11)):
 - a. Street-fronting nonresidential uses, with the exception of churches and fire stations, along streets that function as arterial streets and collector streets shall meet the following sidewalk level requirements:
 - i. Storage, digital industry switchboards, power generators and other relay equipment and rooms housing such equipment shall be permitted, with the exception of a minimum depth of 20 feet of the ground floor street frontage beginning at any building facade along the public sidewalk.
 - ii. The length of facade without intervening fenestration or entryway shall not exceed 20 feet.
 - iii. Fenestration shall be provided for a minimum of 75 percent of the length of all street frontages:
 - a. Beginning at a point not more than three feet above the sidewalk, to a height no less than ten feet above the sidewalk; or
 - b. Beginning at the finished floor elevation to a height no less than ten feet above the finished floor elevation when the finished floor elevation is three or more feet above the sidewalk; or
 - c. Beginning at a point not more than sidewalk level, to a height no less than ten feet above the finished floor elevation when the finished floor elevation is below the sidewalk.

iv. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

b. Fenestration shall be provided for a minimum of 50 percent of the length of the street frontage for residential uses on all streets and for nonresidential uses, with the exception of churches and fire stations, on all streets other than streets that function as arterial streets and collector streets.

7. Buildings with residential uses at the sidewalk level shall meet the following regulations:

a. All primary pedestrian entrances not adjacent to a public sidewalk shall be linked to the public sidewalk with a pedestrian walkway a minimum of five-feet wide.

b. All such buildings with more than four residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk. All pedestrian walkways providing such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one adjacent unit.

c. Such buildings shall have windows at sidewalk-level on each street frontage facade which are substantially similar in size to the sidewalk level front facade windows.

8. Sidewalk arcades. Buildings with nonresidential uses at the sidewalk level may have sidewalk arcades, which shall meet the following regulations:

a. Shall provide an at-grade sidewalk surface.

b. Arcade supports shall be a maximum width of five feet.

c. Shall provide a minimum of 25 feet of clear unobstructed space between arcade supports.

d. A building with a sidewalk arcade shall meet the above requirements of subsection 16-34.014(6).

9. Fences and walls shall meet the following regulations.

a. For residential uses adjacent to the sidewalk, fences shall not exceed 42 inches in height when located between the primary building and the street or between any supplemental zone and the adjacent street.

For nonresidential uses adjacent to the sidewalk, fences are prohibited when located between the building and the sidewalk except where specifically authorized elsewhere in this chapter for outdoor dining.

b. Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of two feet and the combined height of a fence where

otherwise authorized and retaining wall shall not exceed a height of five feet, unless existing topography prohibits retaining walls of a lesser height. Retaining walls shall be finished poured concrete or shall be faced with stone, brick or smooth stucco. See subsection 16-29.001(25)(b).

c. No walls, except retaining walls, shall be located between the street and any building, with the exception of screening for authorized off-street loading areas.

d. Fences and walls located between the primary building and the lot line and not exceeding six feet in height may be erected, but shall not be permitted between the primary building and the street.

10. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.

11. Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the street.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.015. Signage.

Refer to chapter 16-28A., Sign ordinance.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.016. Loading areas, loading dock entrances and building mechanical and accessory features.

1. Loading areas. Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of-way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls six feet in height.

2. Loading dock entrances for nonresidential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way.

3. Building mechanical and accessory features.

a. Shall be located to the side or rear of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.

b. When located on rooftops shall be incorporated in the design of the building and screened with building materials similar to the building.

c. Shall not be permitted between the building and any public street.
(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.017. Off-street loading requirements.

See table of loading requirements, section 16-28.015 Off-street loading requirements.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.018. Curb cuts and parking structures.

1. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
2. Driveways shall have a band of textured concrete adjacent to the street which is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk which is in-line with the supplemental zone and a minimum width of five feet from the sidewalk.
3. Driveway and curb cut widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works.
4. No circular drives shall be located between any building and any public street with the exception of hotels.
5. Curb cuts and driveways shall not be permitted on any street that functions as an arterial street or collector street when access may be provided from a side or rear street located immediately adjacent to a contiguous property, with the exception of hotel patron drop-off drives.
6. Unless authorized by subsection 16-34.018(4), driveways, except for a driveway to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.
7. Except as authorized in subsection 16-34.018(4), and in subsection 16-34.011(2), no more than one curb cut shall be permitted for each development, provided that properties with more than one street frontage may have one curb cut located on each street frontage.
8. Entrances to garages and carports that serve a single residential unit shall face the rear yard, or a side yard which has no street frontage.
9. All contiguous ground-floor residential units shall share one common drive, located in rear yards or side yards without street frontage, to serve garages, carports and parking areas.

10. Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.

11. Additional parking deck treatment along specific streets:

a. When located along streets that function as arterial streets or collector streets:

i. Shall meet the requirements of subsection 16-34.014(6); or

ii. Shall meet the requirements of subsection 16-34.014(7).

b. When located along all other streets:

i. Shall meet the requirements of subsection 16-34.014(6); or

ii. Shall meet the requirements of subsection 16-34.014(7); or

iii. Shall provide a continuous minimum five-foot wide landscaped strip between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree requirements in subsection 16-34.012(3). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriop spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

12. Notwithstanding the provisions of subsection 16-28.006(10), a common or joint driveway may be authorized by the director of the bureau of planning when adjacent lots have direct vehicular access to a street, and a driveway from a private street which functions as a public street may be authorized by the director of the bureau 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 provided to the bureau of planning.

13. All developments, including parking decks, shall have sidewalks a minimum width of four feet connecting ground level parking to the public sidewalks and to all building entrances. See section 16-34.020, Minimum landscaping for parking lots and barrier requirements.

14. No drop-off lanes shall be permitted along public streets.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.019. Lighting, security, and maintenance requirements.

1. All lighting including all parking decks and lots and lit canopies shall reduce light spillage onto residentially used properties by providing cutoff luminaries which have a maximum 90 degree illumination.

2. All lighting that up-lights trees, buildings or other elements, shall be located a minimum height of eight feet above the sidewalk, driveway or pedestrian area when not located within completely landscaped areas.
 3. All surface parking lots and structures, whether a nonconforming principal use or accessory in use, and whether commercial or noncommercial, shall have the following minimum requirements:
 - a. Lighting shall be provided throughout all parking facilities to equal a minimum of two footcandle of light. A footcandle of light is a uniformly distributed flux of one lumen on a surface of one square foot in area. Where applicable, public street lighting may be utilized to either partially or totally fulfill the lighting requirements; however, where such street lighting is removed, it shall be the responsibility of the parking facility to independently provide these required levels of illumination.
 - b. Parking facilities shall be maintained in a clean, safe and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained as such. Parking lots shall not be operated when any damage impairs the drivability of the parking lot. See section 16-28.014 for additional requirements.
 - c. Parking facilities operating before the effective date of this section shall have 24 months to comply herewith.
- (Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.020. Minimum landscaping for surface parking lots, barrier requirements.

The requirements of City of Atlanta Code of Ordinances, chapter 158 Vegetation, article II Tree protection, section 30 Parking lot requirements shall apply to this district except as modified as follows:

1. Said parking lot requirements shall apply to all lots regardless of size;
2. All parking bays shall be terminated with a landscaped strip a minimum width of five feet and equal to the length of the parking bay.
3. All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum height of 30 inches; and
4. All landscaped buffer areas and strips along sidewalks, drives, private streets and public rights of way shall have a minimum of one tree with a minimum caliper of three and one-half inches.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.021. Off-street parking requirements.

In addition to the provisions of subsection 16-28.008(7), which shall apply and are incorporated herein the, following parking requirements shall apply

to all uses approved by special permits. (See also sections 16-28.013 and 16-28.014.)

1. Off-street surface parking shall not be located between a building and the street without an intervening building.
2. Parking facilities shall be accessory to a permitted principal use only, provided that parking spaces serving another principal permitted use may use such facility for shared parking during non-normal business hours by compliance with subsection 7. below.
3. For office uses minimum requirements unless otherwise stated:
 - a. All developments shall reserve and designate at least five percent of the employee parking spaces "Carpool Only." Carpool spaces shall be used only by carpool vehicles in which at least two of the persons are employees or tenants of the building. Such spaces shall be located near the building's employee entrance or other preferable locations within the employee parking areas as approved by the director of the bureau of traffic and transportation.
 - b. All new parking structures shall be built to accommodate vanpool access. The minimum ceiling height for vanpools is eight feet two inches.
4. Alternative fuel vehicle charging stations. All automobile parking facilities shall include alternative fuel vehicle charging stations, or similar facilities, in a ratio of at least one station for every 100 automobile parking spaces. No development shall be required to exceed a maximum of five such spaces.
5. For residential uses. See Table I, "Land use intensity ratios", for minimum parking requirements under appropriate FAR for the development.
6. Single room occupancy residence. One parking space for each two dwelling units, plus one space for each employee, shall be provided on the site.
7. For nonresidential uses minimum requirements unless otherwise stated:
 - a. Banks, savings and loan institutions, and the like: One space for each 200 square feet of floor area.
 - b. Business colleges, trade schools, conservatories, dancing schools, and the like: One space for each 200 square feet of floor area.
 - c. Child care centers, day care centers, prekindergartens, play and other special schools or day care centers for young children: 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, as approved by the director, bureau of traffic and transportation.
 - d. Clubs, lodges, and commercial recreational establishments: One space for each 200 square feet of floor area.

- e. Dormitories: No parking requirements.
- f. Eating and drinking establishments, including accessory outdoor dining covered with a permanent structure:
 - i. Within MRC-1: One parking space for each 100 square feet of floor area.
 - ii. Within MRC-2: One parking space for each 300 square feet of floor area.
 - iii. Within MRC-3: One parking space for each 600 square feet of floor area.
- g. Eating and drinking establishments with accessory outdoor dining that is not covered by a permanent structure and which exceeds 25 percent of the total gross floor area of the building or business shall have the following minimum requirements: One space for each 600 square feet of the total accessory outdoor dining floor area including the 25 percent non-exempt floor area:
- h. Specific regulations for retail and eating and drinking establishments within 500 feet of a MARTA rail station entrance, as measured along public streets and pedestrian walkways: Establishments with a floor area of 500 square feet or less shall have no parking requirements.
- i. Fraternities, sororities: One space for two beds plus one space for each 200 square feet of floor area designated or occupied other than for sleeping purposes.
- j. Hotels and motels: One space per rental unit plus one-half space per employee; one space per 100 square feet of restaurant/lounge gross leasable area; one space per 300 square feet of other convention facilities (GLA).
- k. Nursing homes, convalescent homes, and similar care facilities: One space for four beds.
- l. Office uses: No minimum. A maximum of two and one-half spaces for each 1,000 square feet of floor area. Parking during off-peak hours (after 6:00 p.m.) may be shared for other uses.
- m. Photocopying shops: One space for each 200 square feet of floor area.
- n. Schools, colleges, churches, recreation or community centers and other places of assembly: One space for each four fixed seats (with 18 inches if 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. Public or private elementary or middle school: Two spaces for each classroom.
 - ii. High school: Four spaces for each classroom.
 - iii. Colleges and universities: Eight spaces for each classroom.

o. For all other nonresidential uses: One parking space for each 600 square feet of floor area shall be provided on the site.
(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.022. Membership in transportation management associations and transportation management plans.

Any development in a MRC district that has an office component greater than 100,000 square feet of total gross leasable floor area of space shall become a member of an existing transportation management association (TMA) which provides service to the area or shall provide a transportation management plan (TMP) with the criteria listed below. The bureau of buildings shall not issue occupancy permits for any development in this district until such time as the developer or leasing agent for each of the components has submitted to the director of the bureau of planning, written confirmation of TMA membership or has submitted a transportation management plan. The local TMA may assist with the preparation of the TMP.

The TMP shall contain strategies to reduce single occupancy vehicle trips generated by the project and shall be based on an annual commute mode survey. Said survey shall be based on a continuous five-day workweek for all estimated employees arriving at the work site and for all residents leaving the residential site between 6:00 a.m. and 10:00 a.m., Monday through Friday. Based upon the survey information, the employer and residential manager shall develop a TMP which shall include, but not be limited to:

1. Commute alternatives.
 - a. Incentives for public transit ridership such as transit cards;
 - b. Carpooling and vanpooling;
 - c. Commuter bicycling and walking programs;
 - d. Alternative work hours:
 - i. Staggered work hours;
 - ii. Compressed work weeks;
 - iii. Flexible work hours (flextime);
 - iv. Telecommuting.
2. Transportation demand strategies.
 - a. Improvements to alternative modes such as vanpooling;
 - b. Financial incentives given to employees who use commute alternatives;
 - c. Parking management programs;
 - d. Commute alternatives information and marketing;
 - e. Shared parking arrangements;
 - f. Provision for a mixture of uses on-site;

- g. Pedestrian links to adjacent uses.
- 3. A program to promote and maintain employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns.
(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.023. Minimum bicycle parking requirements.

All nonresidential developments which provide automobile parking facilities shall provide bicycle/moped parking facilities at a ratio of at least one bicycle/moped parking space for every 20 automobile parking spaces. Multi-family developments shall provide said facilities at a ratio of at least one bicycle/moped parking space for every five multi-family units. No development, except a one- or two-family development, shall have fewer than three bicycle/moped parking spaces nor be required to exceed a maximum of 50 spaces. Bicycle/moped spaces shall be located within the street furniture zone a maximum distance of 100 feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The additional requirements of subsection 16-28.014(6) shall also apply.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.024. Pedestrian bridges and tunnels.

Pedestrian bridges and tunnels are prohibited when located above or below public streets, private streets which function as public streets connecting two other public streets, or other public rights-of-way.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.025. Zero-lot-line development.

Zero-lot-line subdivision is permitted for residential uses provided a minimum of 1,000 square feet in lot area is provided. The additional requirements of section 16-28.007 shall also apply.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.026. Specific regulations for **MRC-1**.

1. *Development controls.*

- a. Maximum permitted floor areas without bonuses:

- i. For nonresidential uses, floor area shall not exceed an amount equal to one times net lot area.
 - ii. For residential uses, floor area shall not exceed an amount equal to six hundred ninety-six thousandths times net lot area.
 - iii. For developments that combine residential and nonresidential uses, floor area shall not exceed one and six hundred ninety-six thousandths times net lot area [the sum of the nonresidential i. and residential ii. above], but not greater than the maximum floor areas permitted for each (see subsection 16-29.001(24)).
- b. Maximum permitted floor areas with bonuses. Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to two and six hundred ninety-six thousandths times gross lot area.
- i. *Open space and streets bonus.* Developments shall be permitted a bonus equal to two additional square feet of residential floor area for each one square feet of open space provided above the minimum required herein without the bonus. Said bonus shall be permitted provided that the following regulations are met:
 - a) Open space shall meet the requirements of subsection 16-34.007(2)(g)(iv).
 - b) Streets shall meet the requirements of section 16-34.012 and subsection 16-34.010(5)(e).
 - ii. *Affordable housing bonus.* Developments containing residential uses shall be permitted a floor area bonus of one times net lot area, provided that a minimum of 20 percent of the total floor area developed shall be used for affordable sales housing units or affordable rental housing units. The percentage mix of affordable studio, one-bedroom, two-

bedroom, and three-bedroom units shall be proportionally similar to the percentage mix in the overall development.

iii. *Civic bonus.* Developments which provide buildings housing recreational centers, community centers and community service facilities which are available to the general public during normal city recreational center, community center or community service hours shall be permitted a residential floor area bonus equal to the total recreational center, community center or community service facility floor area.

iv. *Open space bonus.* Residential uses shall be permitted to calculate any of the above floor areas in subsection 16-34.026(1) utilizing gross lot area, for purposes of providing additional density based on such calculation. Developments utilizing the open space bonus shall not be permitted any reduction in open space requirements.

c. *Additional nonresidential requirements.*

i. Nonresidential uses shall be located on or below the street-level floor only.

ii. When nonresidential square footage exceeds 20,000 square feet or one-half times net lot area, an equivalent or greater amount of residential square footage shall be provided until such time as the maximum permitted floor areas are met.

2. *Site limitations.*

a. *Minimum building facade heights.* Buildings shall have a minimum facade height of 24 feet along each facade adjacent to any sidewalk or supplemental zone.

b. *Maximum building heights.* Structures or portions of structures which are within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have

a maximum height of 35 feet. Structures that are between 150 feet and 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.027. Specific regulations for **MRC-2**.

1. *Development controls.*

a. Maximum permitted floor areas without bonuses:

i. For nonresidential uses, floor area shall not exceed an amount equal to two and one-half times net lot area.

ii. For residential uses, floor area shall not exceed an amount equal to six hundred ninety-six thousandths times net lot area.

iii. For developments that combine residential and nonresidential uses; floor area shall not exceed three and one hundred ninety-six thousandths times net lot area [the sum of the nonresidential i. and residential ii. above], but not greater than the maximum floor areas permitted for each (see subsection 16-29.001(24)).

b. Maximum permitted floor area with bonuses. Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to three and six hundred ninety-six thousandths times gross lot area.

i. *Open space and streets bonus.* Developments shall be permitted a bonus equal to two additional square feet of residential floor area for each one foot of open space provided above the minimum required herein without the

bonus. Said bonus shall be permitted provided that the following regulations are met:

a) Open space shall meet the requirements of subsection 16-34.006(2)(g)(iv).

b) Streets shall meet the requirements of section 16-34.012 and subsection 16-34.010(5)(e).

ii. *Affordable housing bonus.* Developments containing residential uses shall be permitted a floor area of one-half times net lot area, provided that a minimum of 20 percent of the total floor area developed shall be used for affordable sales housing units or affordable rental housing. The percentage mix of affordable studio, one-bedroom, two-bedroom, and three-bedroom units shall be proportionally similar to the percentage mix in the overall development.

iii. *Ground-floor commercial bonus.* Developments which provide street-fronting, sidewalk level retail establishments or eating and drinking establishments which comprise a minimum of 20 percent of the building footprint and meet all of the requirements of subsection 16-34.014(6) shall be permitted a residential floor area bonus for every one square foot of said space built, up to two additional square feet of buildings are permitted.

c. Civic bonus. Developments which provide buildings housing recreational centers, community centers and community service facilities which are available to the general public during normal city recreational center, community center or community service hours shall be permitted a residential floor area bonus equal to the total recreational center, community center or community service facility floor area.

d. Open space bonus. Residential uses shall be permitted to calculate any of the above floor areas in subsection 16-34.027(1) utilizing gross lot area, for purposes of providing additional density based on such calculation. Developments utilizing the open space bonus shall not be permitted any reduction in open space requirements.

2. *Site limitations.*

a. Minimum building facade heights: Buildings shall have a minimum facade height of 24 feet along each facade adjacent to any sidewalk or supplemental zone.

b. Maximum building heights: Structures or portions of structures which are within 150 feet of any R-1 through R-5; R-G 1; R-G 2; MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 150 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.

(Ord. No. 2002-40, § 1, 5-28-02)

Sec. 16-34.028. Specific regulations for **MRC-3**.

1. *Development controls.*

a. Maximum permitted floor areas without bonuses:

i. For nonresidential uses, floor area shall not exceed an amount equal to four times net lot area.

ii. For residential uses, floor area shall not exceed an amount equal to three and two-tenths times net lot area.

iii. For developments that combine residential and nonresidential uses, floor area shall not exceed seven and two-tenths times net lot area [the sum of the nonresidential i. and residential ii. above], but not greater than the

maximum floor areas permitted for each (see subsection 16-29.001(24)).

b. Maximum permitted floor area with bonuses: Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to eight and two-tenths times gross lot area.

i. *Open space and streets bonus*: Developments shall be permitted a bonus equal to two additional square feet of residential floor area for each one square feet of open space provided above the minimum required herein without the bonus. Said bonus shall be permitted provided that the following regulations are met:

a) Open space shall meet the requirements of subsection 16-34.006(2)(g)(iv).

b) Streets shall meet the requirements of section 16-34.011 and subsection 16-34.010(5)(e).

ii. *Affordable housing bonus*: Developments containing residential uses shall be permitted a floor area bonus of one times net lot area, provided that a minimum of 20 percent of the total floor area developed shall be used for affordable sales housing units or affordable rental housing. The percentage mix of affordable studio, one bedroom, two bedroom, and three bedroom units shall be proportionally similar to the percentage mix in the overall development.

iii. *Ground-floor commercial bonus*: Developments which provide street-fronting, sidewalk level retail establishments or eating and drinking establishments which comprise a minimum of 20 percent of the building foot print and meet all of the requirements of subsection 16-34.014(6) shall be permitted a residential floor area bonus

for every one square foot of said space built, up to three additional square feet of buildings are permitted.

iv. *Civic bonus*: Developments which provide recreational centers; community centers and community service facilities which are available to the general public during normal city recreational center, community center or community service hours shall be permitted a residential floor area bonus equal to the total recreational center, community center or community service facility floor area.

v. *Open space bonus*: Residential uses shall be permitted to calculate any of the above floor areas in subsection 16-34.028(1) utilizing gross lot area, for purposes of providing additional density based on such calculation. Developments utilizing the open space bonus shall not be permitted any reduction in open space requirements.

2. *Site limitations*.

a. Minimum building facade heights: Buildings shall have a minimum facade height of 24 feet along each facade adjacent to any sidewalk or supplemental zone.

b. Maximum building heights: Structures or portions of structures shall have a maximum height of 225 feet.

(Ord. No. 2002-40, § 1, 5-28-02)