

MIDTOWN SPI-16, SUB-AREA 3

JUNIPER EAST DISTRICT REGULATIONS

Juniper East (Sub-area 3)	
Development Land Use Scenarios	Maximum Floor Area Ratio (FAR)
Total Maximum Floor Area Ratio with Density Bonuses	7.0
■ Scenario 1: Residential	3.2
■ Scenario 2: Non-residential	2.0
■ Scenario 3: Residential+non-residential (mixed-use*)	5.2
■ Scenario 4: Residential+non-residential+affordable housing bonus **	7.0
Development Controls	
Maximum Building Coverage	85% of net lot area
Min. Public Space - Commercial	20% of net lot area
Useable Open Space (UOSR) - Residential	See Land Use Intensity Ratios (LUI) ***
Total Open Space (TOSR) - Residential (only)	See Land Use Intensity Ratios (LUI) ***
Minimum Façade Height	24'
Maximum Height	East of Piedmont Ave: 60', everywhere else: 100', except where district adjoins R-1 through R-G or PD-H and transitional height plane applies ****
Minimum Sidewalk Width	15' (includes 5' furniture zone)
Minimum Side Yard Setback	None, except 20' when adjacent to residential yards with windows
Minimum Rear Yard Setback	20'
Minimum Supplemental Zone Width	5' for arterial and storefront streets. 5' for street-fronting, ground-level residential units. None for everywhere else
Street Trees	Street Trees within the street furniture and tree planting zone shall have a minimum 3" caliper, 12' height and limbed up 7' (measured from the sidewalk surface). Trees shall be planted a maximum distance of 40' on center) spaced equal distance between street lights)
Parking decks, storage, switchboards and generators	Must meet storefront space requirements for at least the first 20' of the building

- *Mixed Use* - any development which contains as principal use both residential and non-residential on the same site and both uses are at least 20% of the total floor area, excluding accessory uses
- *Affordable* defined as 80% of the metro Atlanta median household income. At least 20% of bonus I-AK units must be affordable.
- *Land Use Intensity Ratios (LUI)*, City of Atlanta Zoning Ordinance, Sec. 16-08-010
- *Transitional Height Plane* - begins 35' above the buildable area boundary and extend at a 45 degree angle away from single family residences

Permitted Uses Common to SPI 16, Sub-areas 1, 2 & 3		
Broadcast Towers	Museums/Galleries/Libraries	Rooming & Boarding Houses
Childcare and Kindergartens	Nursing Homes/Convalescent	Sales and Repair Establishments
Commercial Recreation Establishments	Offices/Clinics	Single Room Occupancy Residence
Eating and Drinking Establishments	Printing	Small Family Care Homes and Rehabilitation Facilities
Group Home/Congregate Care Home	Professional/Personal Services	Structures/Uses for MARTA
Laundry/Dry-cleaning (2,500 sq ft limit)	Retail Establishments	Tailoring/Custom Dressmaking/Millinery
Multi-family/Duplexes/Single-family dwellings		

- *Park-for-hire surface lots are prohibited.*
- *Pedestrian bridges and tunnels are prohibited.*
- *Drive-thru facilities (including drive-thru banks and car-washes) are prohibited.*
- *Current distance requirements prohibit new adult businesses, City of Atlanta Zoning Ordinance, Sec. 16-28.016.*

Permitted Uses within Juniper East (SPI 16, Sub-area 3)		
Business/Commercial Schools	Commercial Greenhouses	Public and Private Schools
Churches/Religious Facilities	Hotels and Motels (with 100 rooms or less)	Service Stations (Ponce de Leon Avenue only)
Clubs/Lodges		

Parking Requirements (SPI 16, SA 1, 2 & 3)	
Land Use	Number of Spaces
Residential	1 per bedroom per unit up to 2 bedrooms + 0.5 spaces for each bedroom greater than 2 + visitor parking
Restaurants (indoor dining)	South of 14th and east of Juniper Street: Min.: 1 per 300 sf of floor area, max.: 2.5 per 300 sf of floor area Everywhere else: Min.: 1 per 600 sf of floor area, max.: 2.5 per 600 sf of floor area
Accessory Outdoor Dining (>25% of floor area)	North of 10th and east of Juniper: Min.: 1 per 300 sf, max.: 2.5 per 300 sf South of 10th and east of Juniper: Min.: 1 per 200 sf, max.: 2.5 per 200 sf Elsewhere: Min.: 1 per 600 sf, max.: 2.5 per 600 sf
Accessory Outdoor Dining (<25% of floor area)	Min.: none, max.: 2.5 per 300 sf
Retail	South of 14th and east of Juniper: Min.: 1 per 300 sf, max.: 2.5 per 300 sf Elsewhere: Min.: 1 per 600 sf, max.: 2.5 per 600 sf
Retail and Restaurants Within Transit Station Areas	Establishments with a floor area of 2,000 sq ft or less: Min.: none, max.: 2.5 spaces per 600sf of floor area
Office	Min.: none, max.: 2.5 per 1,000 sf of floor area (parking may be shared with other uses)
Transportation Management Plan	Required for all non-residential developments greater than 25,000 sf including commitment to support the TMA
Parking-For-Hire Limitations	Park-for-hire surface lots are prohibited. Park-for-hire decks require either a special use or special administrative permit.

- ◆ *Off-street parking shall be located in the side or rear yards and shall not be located between the principal structure and the street.*
 - ◆ *Electric vehicle charging station requirements: 1 per 100 automobile spaces. Bicycle parking spaces requirements: 1:20 spaces for non-res. developments, 1space:5 multi-family res. units.*
- Produced by Midtown Alliance in conjunction with the City of Atlanta, Department of Planning, Development, & Neighborhood Conservation; Bureau of Planning
 For more information visit: www.midtownalliance.org