

MIDTOWN SPI 16, SUB-AREA 1, 2 & 3
MIDTOWN TRANSIT AREA & STOREFRONT REGULATIONS

Transit Station Area	
<i>Transit Station Area requirements promote density and transit oriented development (see map for locations)</i>	
Development Land Use Scenarios	Maximum Floor Area Ratio (FAR)
Total Maximum Floor Area Ratio with Density Bonuses	10.2
■ Scenario 1: Non-residential	8.2
■ Scenario 2: Non-residential+retail bonus	10.2
■ Scenario 3: Residential	6.4
■ Scenario 4: Residential+retail bonus	8.4
■ Scenario 5: Residential+affordable housing bonus*	8.2
■ Scenario 6: Residential+retail bonus+affordable housing bonus*	10.2
■ Scenario 7: Non-residential+residential (mixed-use**)	10.2
■ Scenario 8: Non-residential+residential+retail bonus (mixed-use**)	10.2
■ Scenario 9: Non-residential+residential+affordable housing bonus* (mixed-use**)	10.2
■ Scenario 10: Non-residential+res.+retail bonus+affordable housing bonus* (mixed-use**)	10.2

- *Affordable defined as 80% of the metro Atlanta median household income. At least 20% of bonus FAR units must be affordable. Transit station areas are different, please see the transit area matrix.*
- *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*

Transit Area Parking Requirements	
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: 120 spaces for non-res. developments, 1space:5 multi-family res. units.*

Midtown Storefront Streets	
<i>Storefront Streets are Midtown's primary pedestrian streets with street level activity and other pedestrian amenities.</i>	
Streets	Boundaries
■ Peachtree Street	Entirely within SPI 16
■ 3rd Street	East of Spring Street
■ 5th Street	West of Juniper Street
■ 10th Street	Entirely within SPI 16
■ 14th Street	Entirely within SPI 16
■ 17th Street	Entirely within SPI 16
■ North Avenue	Entirely within SPI 16
■ West Peachtree Street	Between Lombardy Way and 17th Street
■ Lombardy Way	Entirely within SPI 16
■ Cypress Street	Entirely within SPI 16
■ Crescent Avenue District (Includes portions of 12th Street, 13th Street and Peachtree Walk)	See Map
■ Ponce de Leon Avenue	Entirely within SPI 16
■ Juniper Street (Not a true storefront street, non-residential developments must meet the requirements, residential developments must meet the requirements in 16-18P.029-8)	Within Subarea 2
Storefront Requirements (All structures fronting the above streets shall meet these requirement in addition to specific sub-area standards)	
Storefront	For non-residential use street level faced shall have storefront character
Fenestration	Begin no more than 3' above sidewalk, to a height no less than 10' above the sidewalk
1. The design and placement of windows in a building.	Min.: 65% of the length of the storefront street frontage
2. An opening in the surface of a structure	Distance between intervening fenestration or entryways shall not exceed 20'
	Storefront fenestration must be of clear glass or entrances
Minimum Building Façade Height	24'
Prohibited Use	Drive-through service windows and drive-in facilities No curb cuts where access to parking and building services can be achieved from side streets
Additional Requirements for Specific Streets	
Peachtree Street: Sidewalks	Min 20' (includes 5' furniture and tree planting zone and 15' clear zone)
Peachtree Street: Tree Grates	Required around all street trees south of 14th Street
Peachtree Street: Supplemental Zone	30' north of 14th Street
Cypress Street: Sidewalks	Min.: 15' (up to 4' of the clear zone can be used for outdoor dining)