

**PIEDMONT SPI-17, SUB-AREA 4**  
**PIEDMONT SOUTH DISTRICT REGULATIONS**

Piedmont Avenue (Sub-area 4)	
<b>Development Land Uses</b>	
■ Residential	Maximum Floor Area Ratio (FAR)
	0.696
■ Nonresidential	None
<b>Development Controls</b>	
Maximum Building Coverage	50%
Minimum Pervious Surface	35%
Useable Open Space Req. (UOSR) - Residential	See L.U.I.*
Minimum Façade Height	24'
Maximum Height	35'
Minimum Sidewalk Width	9': Concrete paving requires a 6' clear zone + 3' tree and street furniture zone. Brick paving requires a 9' clear zone
Front Yard Setback	40'
Side Yard Setback	10'
Rear Yard Setback	20'
Street Trees	Street trees within the street furniture and tree planting zone shall have a minimum 3" caliper, 12' height and limbed up 7'. Trees shall be planted a maximum distance of 40' on center with a minimum tree well of 32 sq. ft.
Street Tree Grates	4x8' Ironsmith Starburst Series II grates or similar where installed
Street Tree Landscaping/Groundcover	Around and between trees use evergreen ground cover such as <i>Liriope spicata</i> or Mondo grass less than 24"

Permitted Uses		
Single-family residential	Multi-family residential	Structures/uses for MARTA
Two-family residential		

■ Pursuant to City of Atlanta Zoning Ordinance Sec. 16-28.016, adult businesses are not permitted.

Uses Permitted with Special Permit		
Childcare centers, kindergartens and special schools	Nursing homes and convalescent centers	Religious worship facilities

Parking Requirements	
Land Use	Number of Spaces
Residential	See L.U.I.*

• Land Use Intensity ratios (L.U.I.), City of Atlanta Zoning Ordinance, Sec. 16-08-010

- ◆ Off-street parking shall be located in the side or rear yards and shall not be located between the principal structure and the street.
- ◆ One electric vehicle charging station is required for each 100 automobile parking spaces (not required to exceed 12 spaces).
- ◆ Bicycle parking spaces requirements: 1.20 spaces for non-residential developments, 1space: 5 multi-family residential units.

Produced by Midtown Alliance in conjunction with the City of Atlanta, Department of Planning, Development, & Neighborhood Conservation; Bureau of Planning  
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