

PROPOSED SOLUTIONS

Immediate Proposals for Ansley Park

Ansley Park has a great deal of through traffic. This through traffic is not beneficial to the Park or through motorists. The real traffic bottlenecks are ADJACENT to the Park. Thus traffic weaving through the Park only moves from one bottleneck to another on the bordering major thoroughfares.

Ansley Park should not be forced to shoulder a disproportionate share of north central Atlanta's traffic problem. Therefore, the proposed improvements are to prevent much of the traffic through the Park. These immediate improvements include:

-))(STREET INTERSECTION CHANGES;
- STREET CULS-DE-SAC;
- ← ONE-WAY STREETS;
- INTERSECTION CHANNELIZATION.



Long-range Proposals for the Area

To ultimately solve Ansley Park's traffic dilemma, improvements of an area-wide scope are needed. This study proposed additions to the major thoroughfare system which would immensely improve the traffic situation in north central Atlanta and therefore in Ansley Park.

THE MOST IMPORTANT PROPOSAL IS
THE IMMEDIATE CONSTRUCTION OF THE
WEST PEACHTREE EXTENSION.

The accompanying map shows proposed improvements to aid the traffic problem of north central Atlanta.

Parking

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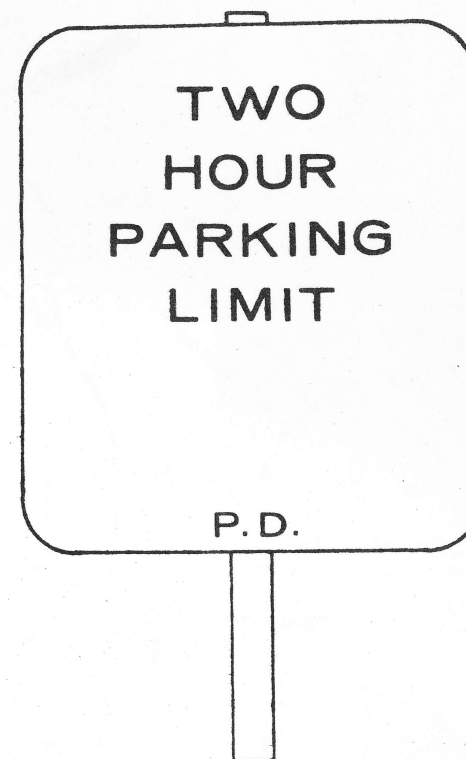
CURRENT SITUATION

Ansley Park's proximity to commercial areas that generate vehicular traffic and require parking creates problems. As a result, there is a large amount of on-street parking in the Park.

During the day, parking is generated by the commercial establishments on the Park's western boundary. These commercial facilities do not provide enough off-street spaces to park both employees and customers. Even if the spaces were available, there would be a parking fee. Motorists can now park free of charge on streets in the Park.

In the evening and night hours, on-street parking is generated by many of the residents. Most of the homes which have been converted to apartments and boarding houses have not provided adequate off-street parking.

The adjoining map illustrates the parking deficiency by block on the northeast side of Peachtree Street.



RELATED PROBLEMS

Excessive on-street parking is undesirable. Problems of an aesthetic and economic nature are created by parked cars. The problems include:

- LOSS OF PRIVACY by residents;
- residents UNABLE TO PARK in front of their own house during the day;
- OBSTRUCTION OF TRAFFIC;
- a DETERIORATING effect on the property affected.

LEGEND



On-Street Parking Spaces
Off-Street Parking Spaces
Off-Street Parking Demand

PROPOSED SOLUTIONS

The on-street parking situation in Ansley Park can be improved -- but not solved in the near future. A certain number of motorists using the adjacent commercial facilities will continue to park on streets in the Park.

The most feasible improvement is to limit parking to two-hour periods during the day on ALL STREETS in the Park. This will not eliminate all on-street parking, but it will prevent all-day parking.

Needless to say, the two-hour parking restriction must be rigidly enforced.



July, 1964

Rapid Transit

PROPOSED SYSTEM⁸

A preliminary feasibility and engineering study of rapid transit facilities for Metropolitan Atlanta was made in 1962. Of primary interest to Ansley Park residents are the route and station locations of the proposed transit system. The accompanying map illustrates the tentative location of transit facilities which would directly affect the Park.

RELATED PROBLEMS

The proposed location of rapid transit facilities contiguous to Ansley Park would produce some undesirable results. Particularly objectionable would be:

- ROADS LEADING TO THE STATIONS creating large volumes of traffic;
- DAMAGE TO HOMES by proposed location of transit lines and roads.

The following suggestions are offered in the belief that acceptance of them will give advantages to the Park and vitality not offered by the preliminary design:

SUGGESTIONS

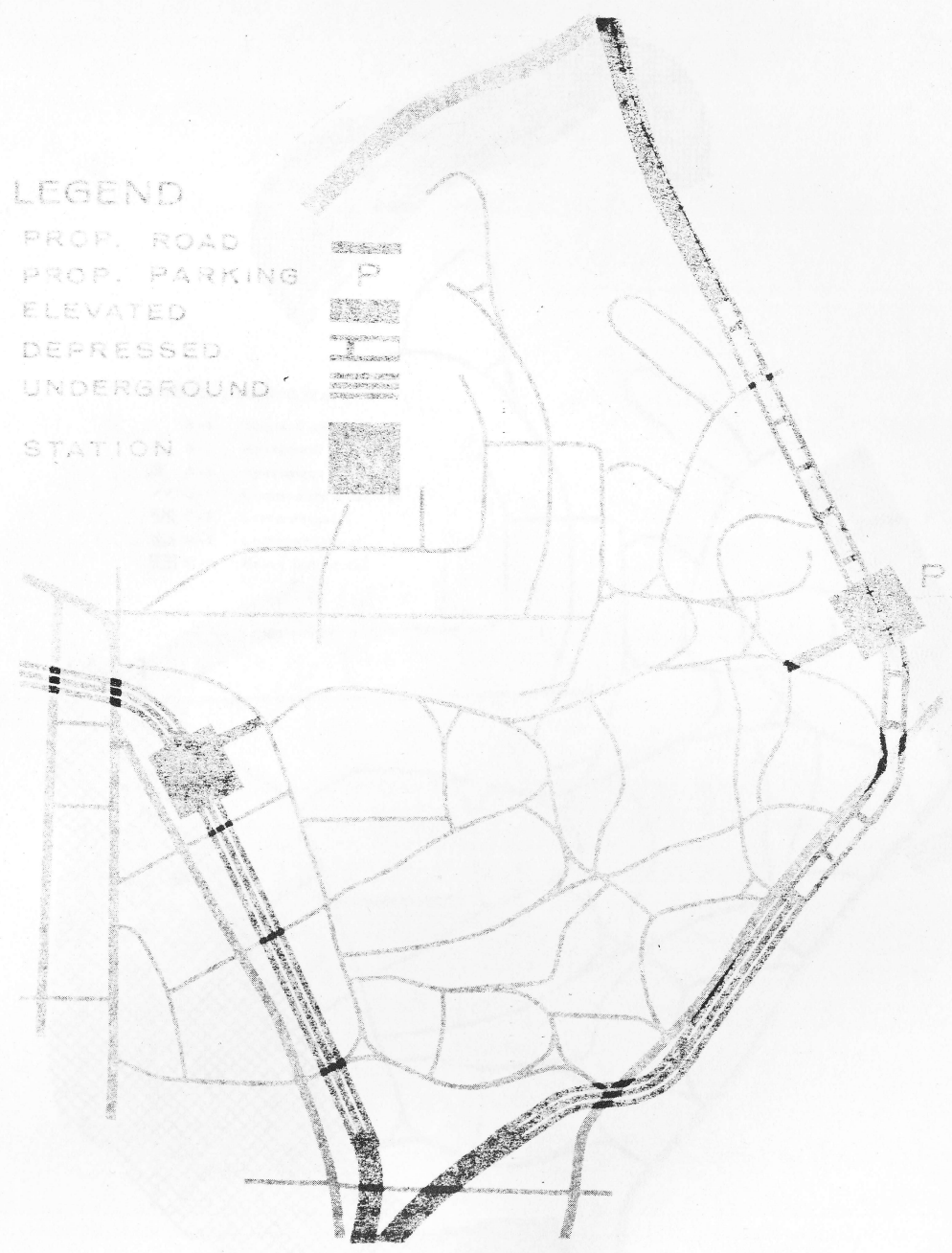
It is recognized by the firm which prepared the transit study that revisions of their plan will be made when the system is constructed.

The following suggestions are offered in the belief that acceptance of them will give advantages to the Park and vitality not offered by the preliminary design:

- ALIGNMENT OF TRANSIT ROUTE on west side of the Park;
 - the present alignment will harm many fine homes and the station located in the Park will tend to increase traffic and alter the land use pattern;
 - careful consideration should be given to the relocation of this line to an alternate location outside the Park;
- ELIMINATION OF ROADS in the Park leading to the transit stations are necessary;
- the PARKING AREA on the east side of the Park should not be located WITHIN the Park boundaries.

LEGEND

- PROP. ROAD
- PROP. PARKING
- ELEVATED
- DEPRESSED
- UNDERGROUND
- STATION



PROPOSED SYSTEM

Land Use Controls

SUMMARY

There are three types of existing legal controls over the use of land in Ansley Park: deed restrictions, zoning and subdivision regulations. The first control cited is a private contract attached to the land. Zoning and subdivision regulations are city-wide police power controls.

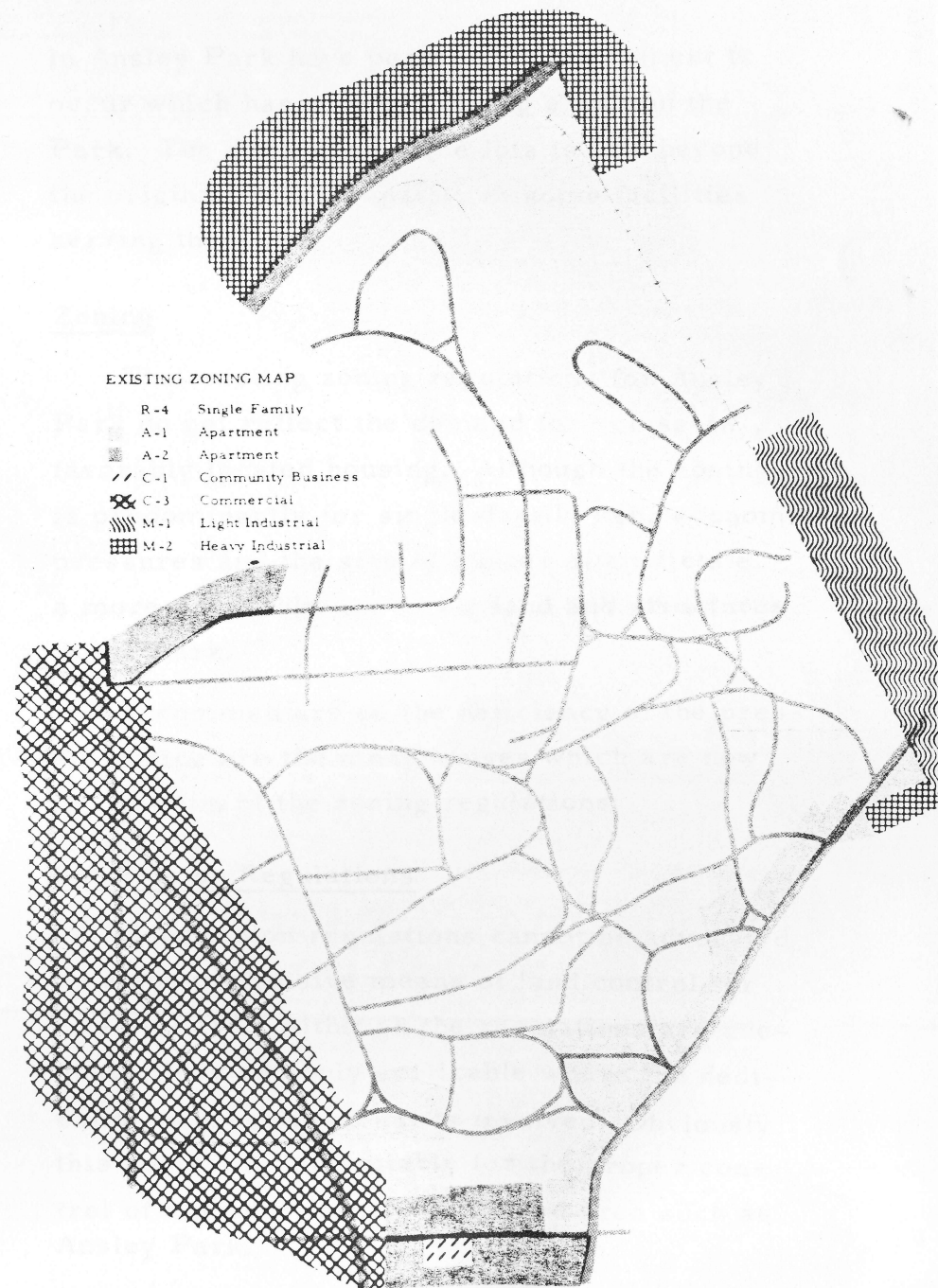
Deed Restrictions

A deed restriction is a covenant running with the land, either voluntarily entered into among consenting landowners or exacted as part of the consideration for the transfer of title.

The use of property in the Park is limited to residential purposes by deed restrictions. Other, and more specific, restrictions are also included in the deeds of many properties.

Zoning

Zoning is the division of a city into districts to control the use of structures and the land, height of structures, lot sizes and the percentage coverage of the lot. The use of land and structures in Ansley Park is now controlled by provisions of two different zoning districts: R-4 and A-1.



The R-4 Single-family Dwelling District allows single-family use, compatible public and private uses and two-family use if specified conditions are met. The density (dwelling units per acre) varies from approximately five for single-family usage to ten if used for two-family purposes.

The A-1 Apartment Dwelling District allows single-family use, compatible public and private uses, two-family use, multi-family use, and rooming and boarding house uses. The density allowed is approximately twenty-five dwelling units per acre.

Subdivision Regulations

Subdivision regulation controls in Ansley Park are those in force uniformly throughout the city. These regulations provide standards for the division or development of land into two or more lots involving the dedication of a public street. Any lots platted in this manner must meet the minimum sizes required in the subdivision regulations and the zoning ordinance.

RELATED PROBLEMS

Deed Restrictions

The present deed restrictions for property

in Ansley Park have permitted development to occur which has a deteriorating effect on the Park. The density on some lots is now beyond the original design capacity of some facilities serving the Park.

Zoning

The existing zoning regulations for Ansley Park do not reflect the demand for "close-in", favorably located housing. Although the zoning is predominantly for single-family use, economic pressures and the size of houses often dictate a more profitable use of the land and structures in the Park.

A commentary on the deficiency of the present zoning are the many houses which are now in violation of the zoning regulations.

Subdivision Regulations

Subdivision regulations cannot be advocated as a comprehensive means of land control for Ansley Park. Although the regulations are adequate, they are only applicable where the dedication of a public street is involved. Obviously this control is not suitable for the proper control of a predominantly developed area such as Ansley Park.

Open Space

CURRENT SITUATION

In addition to the spaciousness of the yards, Ansley Park is blessed by three forms of valuable open space: the Ansley Park Golf Course, the string of city parks, and the block interior open spaces.

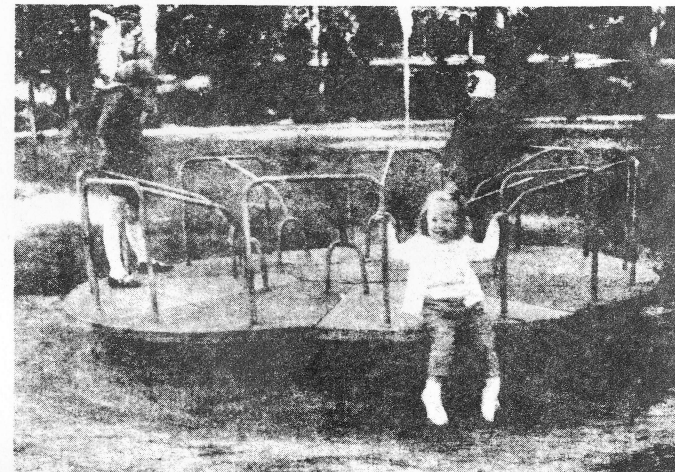
PROPOSALS

The Golf Course, city parks, and interior open spaces add to the economic and aesthetic benefits of the neighborhood and reduce its overall density. These open spaces should be preserved.

The future may bring strong economic pressures for development of the Ansley Park Golf Course. In Atlanta, as in all large cities, natural open land has almost disappeared. The overall economic, aesthetic and recreational benefit the Golf Course furnishes Ansley Park and north central Atlanta is invaluable. Therefore it is imperative that the Course remain in its present natural and undeveloped state. All available means of retaining the Course should be utilized to insure its preservation in the future.

The city parks should also remain in their present state.

The block interior spaces have been neglected in the past. Some of the larger interior areas could become very pleasing recreation areas which would benefit the entire neighborhood.



Summary

Many of the problems confronting Ansley Park, if taken singularly, would not by themselves seriously detract from a neighborhood. However, when a multitude of deteriorating forces -- economic pressures, excessive traffic and on-street parking, overcrowding, etc. -- are combined, the result on a residential neighborhood can be disastrous.

Ansley Park now faces a multiplicity of deteriorating forces. Piecemeal steps to combat symptoms rather than the disease itself will not suffice. A coordinated, comprehensive program must be formulated and implemented if Ansley Park is to survive with its identity intact.

The last section of this Study proposes a comprehensive program for the improvement of Ansley Park. ITS IMPLEMENTATION MUST BE ACHIEVED BY THE PARK'S RESIDENTS.



Challenge

Ansley Park and its citizens face a challenge. The first signs of deterioration are evident. Excessive through traffic, unnecessary on-street parking, several overcrowded structures or poor conversions, and instances of inadequate structural maintenance are detracting from the overall residential desirability of the area.

The residents must make a choice, their ACTION will:

- preserve and enhance the fine existing homes and residential atmosphere;
- improve and remodel deteriorating residences;
- revive interest in the area to attract young families and encourage construction of compatible homes;
- restore the original image of the area to a first-class, prestige neighborhood.

The resident's INACTION OR UNDUE DELAY will:

- lead the neighborhood to succumb to blight, and suffer the fate of many similar, close-in residential areas of Atlanta and cities in the country;
- require possible governmental action, including selective clearance.

The following sections deal with Planning Tools and a Citizen Action Program which can accomplish the Citizen's Goals for Ansley Park.

Code Enforcement

Enforcement of the city's building and housing codes in the Park is imperative. These city regulatory measures are a powerful tool for conserving adequate housing and upgrading sub-standard housing conditions.

Building codes prescribe regulations governing the construction, alteration, equipment, use and occupancy, and maintenance of structures. Only a few provisions in this code may be applied retroactively.

Housing codes specify minimum standards for facilities, occupancy, and maintenance. For facilities, they establish minimums for heating, cooking, refrigeration, lighting, ventilation and plumbing. Occupancy standards include provisions for dwelling and room space per occupant. Maintenance provisions cover structural as well as sanitary conditions. This code is retroactive in its application.

DESIRABLE TOOLS

Deed Restrictions

Future development in Ansley Park could most effectively be controlled by deed restrictions. These private covenants would allow any desired legal restrictions over the use of land and structures. However, it is unlikely at this time that an effective set of covenants would be unanimously adopted by the land owners in Ansley Park. Thus the land not controlled would hurt the overall application and purpose of the covenants.

The desirability of having permanent protection against non-compatible uses of land and houses by deed restrictions cannot be emphasized too strongly. Therefore, a citizen's action committee to draft suitable regulations and work for their approval by all land owners is recommended.

Tax District

Designating Ansley Park as a special tax district would aid in the improvement of the Park. The overall objective of such a tax district would be to raise money for the purpose of encouraging and promoting the economic improvement, development, rehabilitation, and conservation of the Park.

Specifically, the funds from the tax levied would be used to:

- secure housing code and parking enforcement personnel;
- obtain expert advice relating to:
 - claims for street closings;
 - investigation of interior areas for public use;
 - architectural guidance;
 - litigation for zoning illegal conversions and housing code violations;
- establish a source of low interest funds for rehabilitation purposes;
- promote Ansley Park with favorable public relations.

Zoned Housing Code

There is a need for a legally enforceable control which would prevent decay and deterioration of sound housing in stable neighborhoods. Such a tool -- legally justified by the police power -- could be a zoned housing code.

A zoned housing code would enable the City of Atlanta to establish different levels of minimum standards for housing facilities, occupancy, maintenance, floor area and other pertinent standards in different residential areas within the city. These standards would serve to prevent the introduction of blight into residential areas which have sound housing.

In many respects the zoned housing code closely parallels a zoning ordinance which establishes varying minimum standards of lot size, setbacks, lot coverage, etc.

Citizen Action Program

EXECUTIVE COMMITTEE

To insure implementation of citizen goals, the creation of a permanent executive committee is recommended. Citizen action in this capacity is vitally important -- even the key to the successful effectuation of the plan.

The function of this citizen committee will be to:

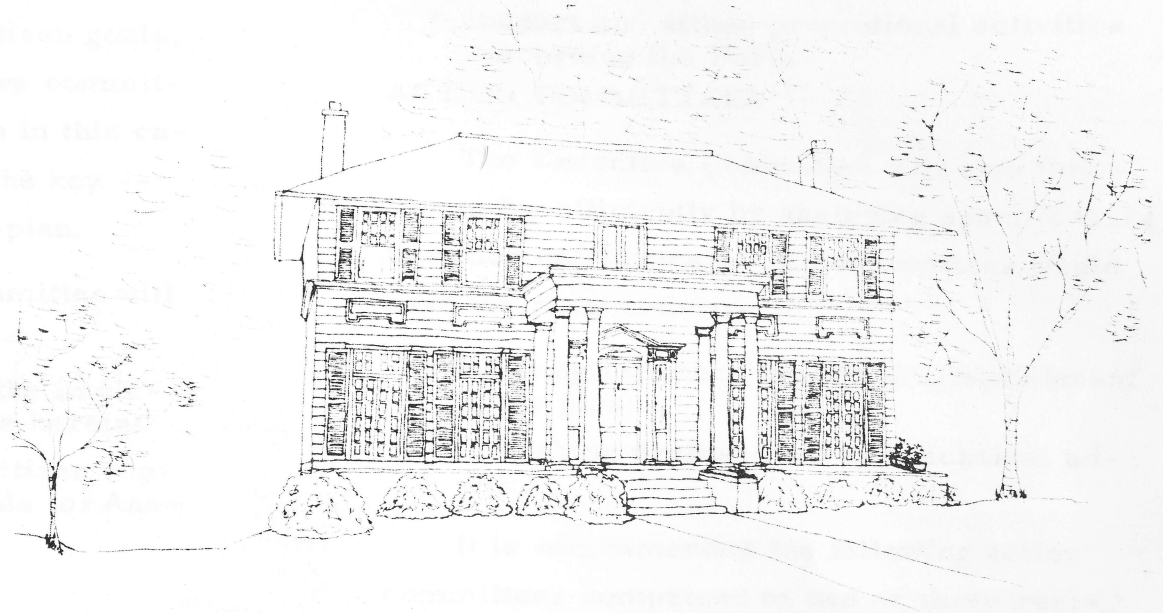
- 1. Develop, guide and coordinate the implementation of the proposed plan.
- 2. Establish internal and external communication channels to achieve the planning goals.

ADMINISTRATIVE SECRETARY

Personnel with similar organizations has shown that a full or part-time paid Executive Secretary is desirable. A secretary will handle the day-to-day problems of implementation and will act as a summary of efforts.

Architectural Advisory Board

An advisory board composed of Ansley Park residents who are in the architectural, design or construction professions should be appointed by the Executive Committee. The board would be available to advise on the architectural appropriateness of new construction or alteration of houses in the Park.



Citizen Action Program

EXECUTIVE COMMITTEE

To insure implementation of citizen goals, the creation of a permanent executive committee is recommended. Citizen action in this capacity is vitally important -- even the key -- to the successful effectuation of the plan.

The function of this citizen committee will be to:

- oversee, guide and coordinate the implementation of the proposals made herein;
- perpetuate interest and enlist citizen support to achieve the planning goals for Ansley Park.

EXECUTIVE SECRETARY

Experience with similar organizations has shown that a full or part-time paid Executive Secretary is desirable. A secretary will handle day-to-day operating problems of implementation and furnish continuity of effort.

The Executive Committee could function without a secretary but more work would have to be undertaken by the committee members and coordination of efforts would be more difficult.

Specific functions of the Executive Secretary will be to:

- communicate the program to interested persons and groups;
- encourage liaison between citizens of Ansley Park and elected representatives, city

agencies and professional consulting firms;

- coordinate Action Committee activities and schedule the timing of all action programs;
- conduct and attend promotional activities concerning the Park.

ACTION COMMITTEES

The Executive Committee will also function more efficiently by assigning specific tasks to action committees. The committees would have the responsibility of:

- exerting influence for the accomplishment of the plan;
- furnishing professional and technical advice.

It is recommended the following action committees comprised of two or three residents of the Park should be formed.

1. Zoning. This committee must understand the purpose and operation of the proposed "RGR" zoning district for Ansley Park. It will be responsible for exerting influence to assure the acceptance of the zoning district by the city and proper enforcement of the zoning after it is enacted into law.
2. Traffic. A committee is needed to work with and exert influence on city, state and federal officials to insure implementation of the short and long-range traffic proposals related to the Park.
3. Code Enforcement. Because of the present burden on the city building and housing inspectors, it is desirable that a "grass-roots" committee be established to insure code compliance in the Park. The committee will be responsible for the detection of possible code violators and illegal residential conversions.

4. Public Relations. This committee will carry the responsibility for formulating and conveying the "image" of Ansley Park to the neighborhood itself and the general public. This group should work with news media and disseminate favorable information about the Park.
5. School. The elementary school now serving Ansley Park is separated from the neighborhood by three major thoroughfares. A committee is needed to promote the location of an elementary school within the Park.
6. Governor's Mansion. The State governor's residence will shortly be relocated outside Ansley Park. The site of the present man-

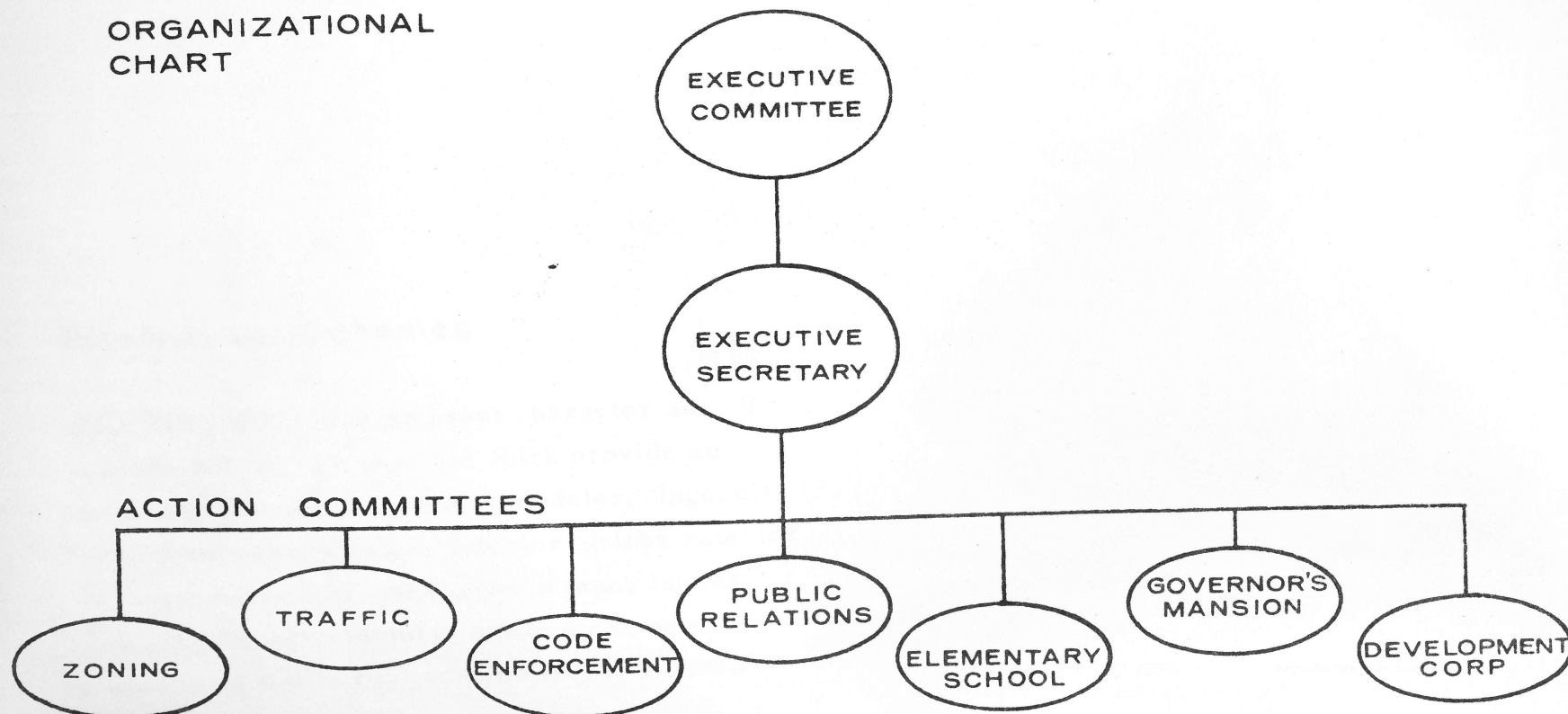
sion must be used for purposes compatible with its surroundings.

A committee is needed to actively investigate all proposed uses for the site.

7. Ansley Park Development Corporation. The purpose of this existing action committee is to improve the overall economic level of the Park. This legal, real estate organization should buy properties likely to become dilapidated, remodel them, and sell or display the renovated houses.

The committee will also arrange and promote investment and mortgage financing for Ansley Park citizens.

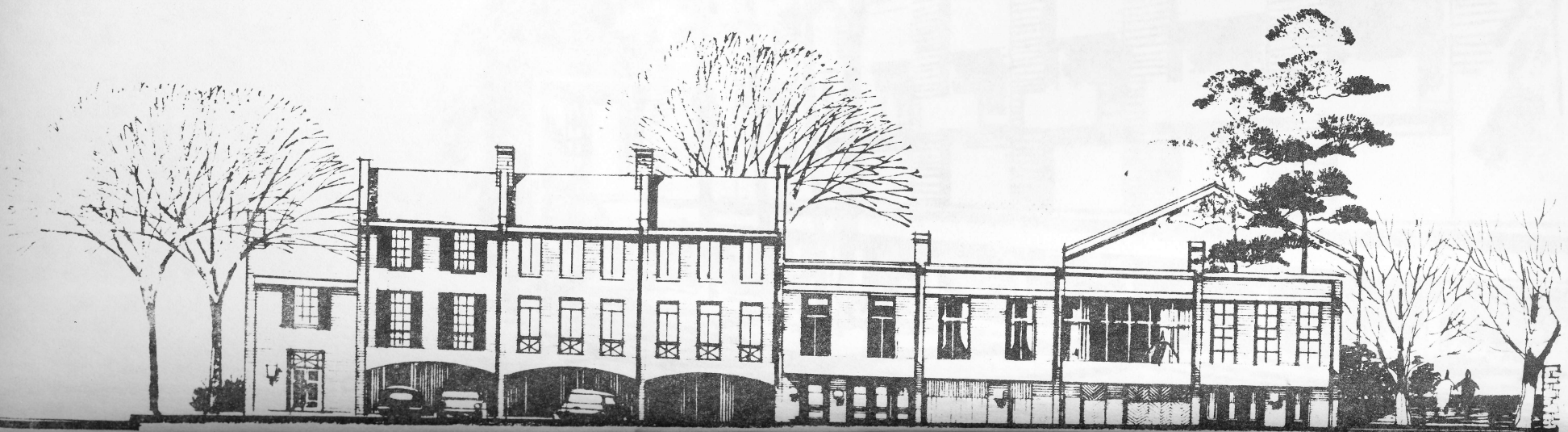
ORGANIZATIONAL CHART



Illustrative Schemes

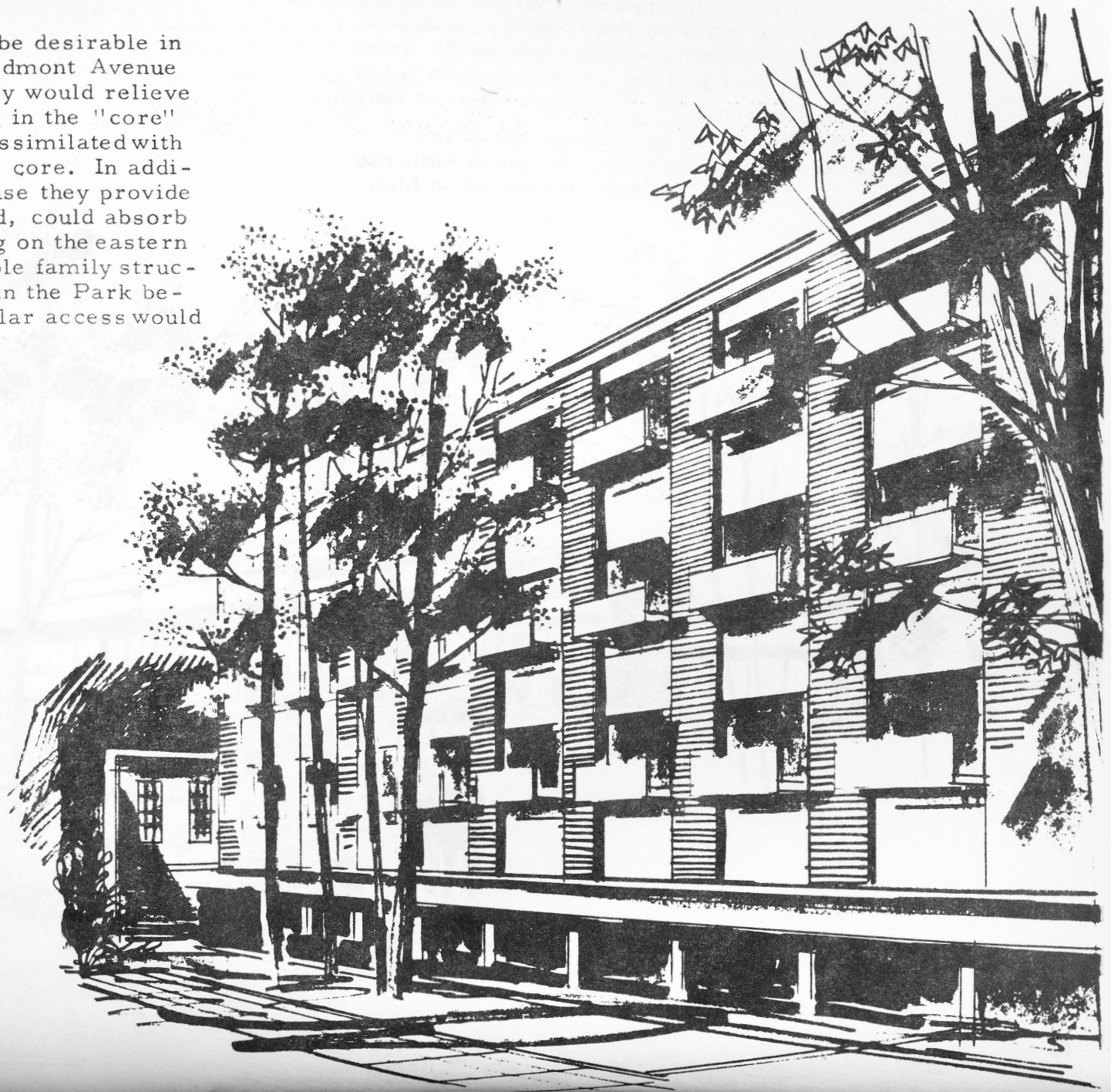
REMODELING - The pleasant character and mature foliage of lots in the Park provide an attractive incentive for the remodeler. Ingenuity and minor remodeling -- interior and/or exterior -- can enhance and add charm to many homes. The existing architectural scheme can be emphasized or a different scheme might be introduced.

TOWNHOUSES - A relatively new concept in housing to Atlanta is the townhouse. Known throughout the country by various names -- terrace-house, brownstone, rowhouse -- these attached, single-family dwellings can provide close-in sales housing with substantial amenities. Each dwelling may be located on a small but adequate lot of its own and each dwelling can be as distinctive in design as the owner desires.



HIGH RISE - "High Rise" residential structures provide another choice of housing types to the urban dweller. The high rise is aesthetically pleasing when tastefully designed and properly located on an adequate lot.

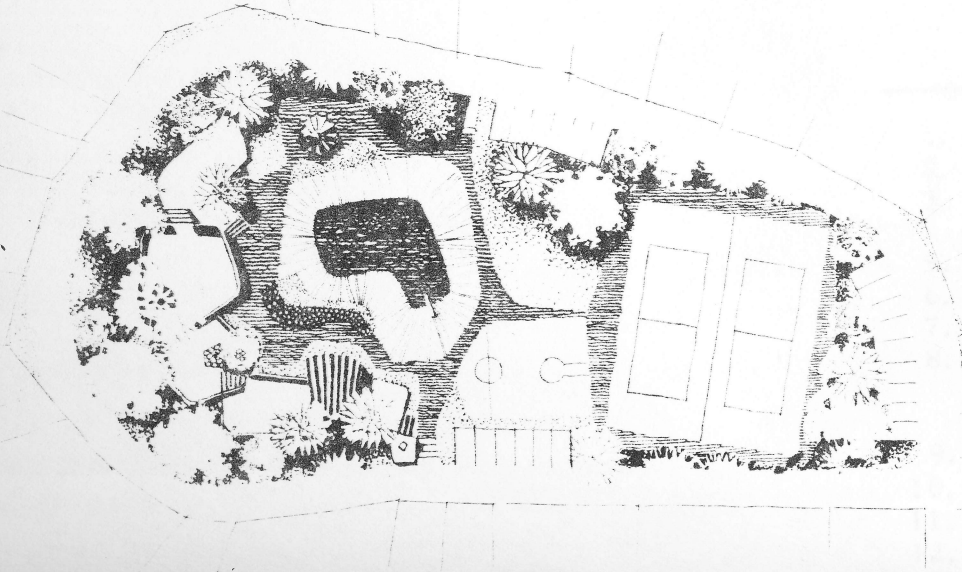
High rise apartments would be desirable in Ansley Park when located on Piedmont Avenue overlooking Piedmont Park. They would relieve some of the pressure for housing in the "core" of the Park and could easily be assimilated with existing and future housing in the core. In addition, high rise structures, because they provide a higher economic use of the land, could absorb some of the deteriorating housing on the eastern fringe of the Park. These multiple family structures would not increase traffic in the Park because their sole means of vehicular access would be from Piedmont Avenue.



SCHOOL - Schools to be constructed in developed urban areas must be located on valuable real estate. It is, therefore, imperative that any new school requiring the purchase of property utilize a design different from that of suburban schools built on large acreage. Maximum advantage must be obtained from a minimum of ground area, rolling topography and roof top play areas.

The accompanying illustration portrays a possible design for an elementary school which could be located in Ansley Park.







CREDITS

Information and/or Review -- unless specifically noted -- were obtained from:

- City of Atlanta, Department of Planning
- Atlanta Traffic and Safety Council
- Urban Engineers, Inc.
- Kilpatrick, Cody, Rogers, McClatchey,
and Regenstein, Attorneys
Emmet Bondurant
- U.S. Census of Housing, as adjusted
- Eric Hill Associates, Inc.
Jacques L. Laboureur, Senior Planner
Leon S. Eplan, Senior Planner
Steve Mayfield, Planner
C. Ross Ingram, Graphics

-
1. Atlanta Historical Society
 2. City of Atlanta - Department of Planning
 3. Piedmont Driving Club
 4. T. Gordon Little
 5. David McCarthy
 6. V. Stuart Ward, Jr. - Economic Consultant
 7. Traffic Planning Associates
 8. Parsons, Brinkerhoff, Quade, and Douglas,
A Plan and Program of Rapid Transit for the
Atlanta Metropolitan Region, December, 1962
 9. Lady Diana Cooper, The Rainbow Comes and Goes
 10. Henri Jova, Architect
 11. Dan Franklin, Landscape Architect
 12. Atlanta Magazine

SECTION 1. **NAME - RESTRICTED GENERAL RESIDENTIAL ZONING DISTRICT**

The purpose of this district is to provide a medium density residential area which permits a greater intensity of use than is permitted in the surrounding areas. This district is designed to encourage the construction of a wide variety of housing types, to preserve the aesthetic quality, landscape character, topography, and character of the area, and to preserve the historic value of the area. It is intended to encourage the construction of new, single-family detached dwellings, and to prevent unauthorized uses which would detract from the residential character of the area.

These regulations are particularly applicable in preserving the character of mature residential areas with large dwellings.

The regulations set forth in this Ordinance or set forth elsewhere in this Ordinance when referred to in this Article are the regulations in the "RGR" Restricted General Residential District.

SECTION 2. **PERMITTED USES**

2.1. **Single-family dwellings.** The following uses shall be permitted anywhere in the RGR district provided they meet the requirements set forth in this Article:

- (a) Single-family dwellings (Subsection 2.1.1)
 - (b) Two-family dwellings (Subsection 2.1.2)
 - (c) Multi-family dwellings (Subsection 2.1.3)
 - (d) Accessory buildings (Subsection 2.1.4)
 - (e) Community centers (Subsection 2.1.5)
 - (f) Churches (Subsection 2.1.6)
 - (g) Schools (Subsection 2.1.7)
 - (h) Public buildings (Subsection 2.1.8)
 - (i) Private clubs (Subsection 2.1.9)
 - (j) Other uses as may be permitted by the Board of Zoning Adjustments.
- RECOMMENDED ZONING DISTRICT REGULATIONS,
APPLICABLE TO THE ANSLEY PARK NEIGHBORHOOD
- The zoning district boundaries are intended to be coterminous with the Ansley Park Study Area.

"RGR" - RESTRICTED GENERAL RESIDENTIAL ZONING
DISTRICT

SECTION 1.

- A. The purpose of this district is to provide a medium density residential area while permitting higher densities in specified locations. The regulations which apply within this district are designed to encourage the continuation of a stable, healthy environment for a variety of housing types, to preserve the aesthetic qualities, landscaped character, topography, and substantial foliage which have contributed to the economic value of the residential area, to discourage non-compatible residential conversions, and to prevent unwarranted encroachment of a commercial, industrial or other uses capable of adversely affecting the residential character of the district.

These regulations are particularly applicable in preserving the character of mature residential areas with large dwellings.

- B. The regulations set forth in this Article or set forth elsewhere in this Ordinance when referred to in this Article are the regulations in the "RGR" Restricted General Residential District.

SECTION 2. Use Regulations

1. Permitted Uses. The following uses shall be permitted anywhere in the RGR district provided they meet the requirements set forth in this Article.
 - a. Single-family dwellings (Subsection 5.1);
 - b. Two-family dwellings (Subsection 5.1), provided only one entrance faces the front yard;
 - c. Multiple-family dwellings not to exceed four (4) stories (Subsection 5.1);
 - d. Townhouse Groups;
 - e. Conversion of buildings (Section 7) to uses permitted in the "RGR" district;
 - f. Non-commercial recreation facilities, including as follows:
 - (1) Neighborhood, civic or garden club buildings;
 - (2) Golf courses, excluding any course operated for a commercial purpose;
 - (3) Tennis courts, badminton courts, and other open, unenclosed and uncovered recreational facilities, not including swimming pools, may be placed in any required side or rear yard, provided, however, that no such use may be placed nearer than ten (10) feet to any lot line;

(4) Swimming pools may be located within any required side or rear yards provided:

- (a) pools serving single-family, two-family, and individual town-houses shall not be placed nearer than three (3) feet to any lot line.
- (b) pools serving multi-family dwellings, townhouse groups and planned group residential developments shall be screened from view of adjoining properties and any contiguous public streets, and shall not be placed nearer than fifty (50) feet to any lot line.

g. Public school, elementary and high, or private school having a curriculum the same as ordinarily given in a public elementary school or public high school and having no rooms regularly used for housing or sleeping purposes (Sub-section 5.2);

h. Accessory use or building and uses customarily incidental to that of the dominant use of the main building or land;

i. Signs appertaining to the ownership, management, rental sale or advertisement of premises, provided:

- (1) Only one such sign containing not more than three (3) square feet in area shall be permitted on each development, lot, tract of land or building;
- (2) All such signs shall be placed either on the buildings and not extending beyond four (4) inches from the building face or not nearer than thirty (30) feet to any street line;
- (3) No direct-lighted sign such as one containing exposed bulbs or tubes nor any flashing illuminated signs shall be permitted.

2. Conditional Uses. Upon application to the Planning Board and favorable decision thereof, the uses enumerated below may be permitted in the Restricted General Residential District. The Planning Board may approve or deny such application in full or in part, or may approve the application subject to specified conditions. No building permits shall be issued for any proposed buildings within the district until such application has been approved in writing by the Planning Board.

- a. Multiple-family dwellings of more than four (4) stories in height (Section 4) if located on land or premises contiguous by at least one hundred (150) feet to major thoroughfares as specified by the City of Atlanta's Major Thoroughfare Plan and have their sole means of vehicular ingress and egress from that major thoroughfare.

- b. Incidental accessory retail and service uses such as restaurants, gift shops, flower shops, snack bars, specialty food shops, apothecary shops, beauty and barber shops provided:
 - (1) They are contained within multi-family dwellings of more than four (4) stories (2. a. above);
 - (2) They are operated for the convenience of the residents or visitors of the premises and conducted wholly within a main building;
 - (3) All advertising signs conform to Section 2.1.i. above.
 - c. Planned Group Residential Developments provided they conform to all the requirements set forth in Section 5.3, and that the Planning Board finds that such residential uses will conform to the general objectives of the district as stated in Section 1.A. and will specifically conform to: the awareness of topographical conditions; the preservation of trees, the landscaped and aesthetic qualities of the site; and the retention of economic values of the neighborhood.
3. Prohibited Uses. The following uses shall not be permitted in the "RGR" district:
- a. Mobile homes and trailers;
 - b. Boarding, lodging and rooming houses, tourist and nursing homes.

SECTION 3. Off-Street Parking Regulations

- 1. Location of Parking Spcaeas and Driveways
 - a. No required off-street parking will be permitted in any front yard. Parking in the side yard shall be screened from view from the adjoining properties;
 - b. Driveways shall not exceed a width of twenty-four (24) feet at the street line;
 - c. Dwellings requiring more than two (2) parking spaces shall provide an adequate turn-around space within the lot;
 - d. Paved service drives shall be permitted as the only means of ingress and egress to parking areas located in the rear or side yards, provided that any automobile parking shall be screened from view of any common or jointly owned land in the interior of the block.
- 2. Parking Space Requirements
 - a. Parking spaces shall be constructed of a material which will assure a surface resistant to erosion and be maintained permanently;
 - b. Single-family dwellings shall provide two (2) off-street parking spaces;

- c. Two-family and multiple-family dwellings, townhouses and planned group residential developments shall provide two (2) off-street spaces for each dwelling unit;
- d. Schools shall have one (1) off-street parking space for every ten (10) seats in the auditorium or similar place of public assembly; provided any parking lot containing more than four (4) cars which is adjacent to the required side yard shall screen the automobiles from view of adjoining properties.

SECTION 4. Height Regulations

No building shall exceed four (4) stories or forty-five (45) feet in height unless located on land or premises contiguous by at least one hundred fifty (150) feet to major thoroughfares as specified by the City of Atlanta's Major Thoroughfare Plan and has its sole means of vehicular ingress and egress from that major thoroughfare.

SECTION 5. Area Regulations

- 1. Single-family, two-family and multiple-family dwellings not exceeding four (4) stories or forty-five (45) feet in height.
 - a. Front Yard. There shall be a front yard equal to the average setback of the adjacent buildings on both sides of the same side of the street; or if a corner lot, at least the setback of the adjacent building facing the same street;
 - b. Side Yard. There shall be two side yards, one on each side of the building as follows:
 - (1) Single-family and two-family dwellings on lots of record of less than fifty (50) feet a combined width of thirteen (13) feet; provided, that no side yard shall be less than three (3) feet. However, where a lot is located at the intersection of two (2) streets, the width of the yard along the side street shall not be less than ten (10) feet.
 - (2) Single-family and two-family dwellings on lots of more than fifty (50) feet a combined width of not less than fifteen (15) feet; provided that no side yard shall be less than five (5) feet. However, where a lot is located at the intersection of two (2) streets, the width of the yard along the side street shall not be less than fifteen (15) feet.
 - (3) Multiple-family dwellings, not less than a combined width of thirty (30) feet; provided that no side yard shall be less than ten (10) feet. However, where a lot is located at the intersection of two (2) streets, the width of the yard along the side street shall not be less than the adjacent required front or side yard on that side street.

- c. Rear Yard. There shall be a rear yard of not less than thirty-five (35) feet.
- d. Lot Area Per Family. Every dwelling shall be located upon a lot having a minimum frontage as specified herein and shall contain the following area:
 - (1) Single-family dwellings fifty (50) feet and a lot area of nine thousand (9,000) square feet;
 - (2) Two-family dwellings sixty (60) feet and a lot area of twelve thousand (12,000) square feet;
 - (3) Multiple-family dwellings one hundred fifty (150) feet and a lot area of four thousand, three hundred fifty (4,350) square feet per dwelling unit.
- e. Lot Coverage. Not more than fifty (50) per cent of the gross area of any lot may be covered with buildings, structures, parking or driveways, provided, however, that open, unenclosed and uncovered recreation areas and swimming pools need not be computed as lot coverage.

2. Schools

- a. Front Yard. There shall be a front yard of not less than one hundred (100) feet.
- b. Side Yards. There shall be two side yards, one on each side of the principal building with a combined width of not less than one hundred twenty-five (125) feet; provided, however, that no side yard shall be less than fifty (50) feet.
- c. Rear Yard. There shall be a rear yard of not less than fifty (50) feet.
- d. Lot Area. Every school shall be located upon a lot having a frontage of not less than two hundred (200) feet and shall contain an area of not less than two and one-half (2-1/2) acres.
- e. Lot Coverage. Not more than forty-five (45) per cent of the gross area of any school lot may be covered with buildings, structures, parking or driveways, provided, however, that open, unenclosed and uncovered recreation areas need not be computed as lot coverage.

3. Planned Group Residential Development

Definition -- All residential development of two or more dwelling units in one or more buildings, built on two (2) acres or more.

- a. Planned group residential development not to exceed four (4) stories.
 - (1) Minimum lot area: 2 acres or more.

- (2) Front Yard: There shall be a front yard of not less than thirty-five (35) feet. Pierced walls for patios or entries and other similar visual screening may be erected within the front yard setback but not less than ten (10) feet from the right-of-way line of a public street.
- (3) Side Yard: There shall be a side yard between all side property lines and principal buildings as follows:
 - (a) minimum of twenty (20) feet;
 - (b) where a lot is located at the intersection of two (2) streets, the width of the yard along the side street shall not be less than twenty-five (25) feet.
- (4) Rear Yard: There shall be a rear yard of not less than thirty-five (35) feet.
- (5) Minimum Frontage: Every development shall be located upon a lot having a frontage of not less than two hundred (200) feet.
- (6) Maximum Density: No development shall exceed a density of ten (10) dwelling units per acre.
- (7) Lot Coverage: Not more than fifty (50) per cent of the gross area of any lot may be covered with buildings, structures, private streets, parking or driveways, provided, however, that open, unenclosed and uncovered recreation areas and swimming pools need not be computed as lot coverage.

b. Planned Group Residential Development of any Height.

- (1) Minimum Lot Area: Two (2) acres or more.
- (2) Front Yard: There shall be a front yard of not less than thirty-five (35) feet plus five (5) additional feet for each story in excess of six (6), but in no event more than fifty (50) feet. Pierced walls for patios or entries and other similar visual screening may be erected within the front yard setback but not less than ten (10) feet from the right-of-way line of a public street.
- (3) Side Yard: There shall be a side yard between all side property lines and principal buildings as follows:
 - (a) minimum of twenty (20) feet plus five (5) additional feet for each story in excess of six (6), but in no event more than forty (40) feet.
 - (b) where a lot is located at the intersection of two (2) streets, the width of the yard along the side street shall not be less than twenty-five (25) feet.

- (4) Rear Yard: There shall be a rear yard of not less than twenty (20) feet plus five (5) additional feet for each story in excess of six (6), but in no event more than thirty-five (35) feet.
- (5) Minimum Frontage: Every development shall be located upon a lot having a frontage of not less than two hundred (200) feet.
- (6) Maximum Density per Acre: The development shall not exceed the following dwelling unit density per acre:
 - (a) buildings one to four stories in height: 10 units per acre;
 - (b) buildings five stories in height: 24 units per acre;
 - (c) buildings six stories in height: 31 units per acre;
 - (d) buildings seven stories in height: 36 units per acre;
 - (e) buildings eight stories or more in height: 44 units per acre.
- (7) Lot Coverage:
 - (a) one to four stories: same as Section 5.3.a. (7).
 - (b) five or more stories: not more than thirty-five (35) per cent of the gross area of any lot may be covered with buildings, structures, private streets, parking or driveways, provided, however, that open, unenclosed and uncovered recreation areas and swimming pools need not be computed as lot coverage.

SECTION 6. Residential Floor Area Regulations

1. Each new dwelling unit shall have a minimum floor area as follows:

1 Bedroom unit:	1100 sq. ft.
2 Bedroom unit:	1300 sq. ft.
3 Bedroom unit:	1500 sq. ft.
For each additional bedroom in excess of three:	150 sq. ft.
2. Each dwelling unit obtained by conversion of existing structures (Section 7) shall have a minimum floor area as follows:

1 Bedroom unit:	750 sq. ft.
2 Bedroom unit:	1000 sq. ft.
3 Bedroom unit:	1200 sq. ft.
For each additional bedroom in excess of three:	150 sq. ft.

SECTION 7. Conversions

All future conversions of buildings to uses allowed in this "RGR" district shall conform to ALL the requirements of this Article, provided that when the existing lot improvement does not conform to the requirements for front, side and rear yards, lot coverage and usable open space as set forth in Section 5., Area Regulations, the conversions will nevertheless be permitted so long as it does not further reduce the existing front, side and rear yards, and lot coverage.

SECTION 8. Construction on Lots of Record

Where a lot has less street frontage than fifty (50) feet and was a lot of record on the effective date of this Article, such lot may be used for single-family dwelling purposes provided the frontage is not less than forty (40) feet.