



CITY OF ATLANTA

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Proposed changes to Chapter 20I – Adair Park Historic District regulations

Procedural Changes

1. Sections have been reorganized to match newer Historic Districts.
2. All Type II Certificates (alterations & site work) are reviewed by Staff and no longer require a public hearing:
 - a. Public hearings are only required for Type III Certificates for new construction, additions which are visible from public street or park, subdivisions, and variances and Special Exceptions, as well as Type IV Certificates for demolitions.

Substantive Changes

1. Compatibility comparisons (i.e. the compatibility rule):
 - a. Architectural elements of design (e.g. window/door pattern, house style, porch style, roof form, etc.) would be based on the historic structures on the same block face as the subject property.
 - b. Quantifiable elements of design (e.g. height, setbacks, roof pitch, etc.) would be based on the minimum and maximum range taken from historic homes on the same block face (e.g. tallest and shortest house, largest and smallest setback, closest and furthest, etc.).
2. Setbacks would be governed by the Historic District regulations:
 - a. Front yard setbacks would be able to conform to the compatibility rule **or** conform to the setback of a previously existing historic structure on the lot.

- b. Side yard setbacks for additions now have the following options: It can be no less than the setback of the existing house on the lot, it can conform to the compatibility rule, **or** it can be no less than 7’.
 - c. The rear yard setback would be 15’ matching the current R-4A zoning.
 - d. Double frontage lots would treat the “secondary frontage” as their rear yard instead of being required to conform to the front yard requirements.
 - e. *Variances would be heard by the AUDC as opposed to the BZA.*
3. Architectural standards are now more specific, are written more clearly, and allow for some alternate building materials.
4. Accessory structures and accessory Dwelling Units:
- a. Reviewed by Staff (currently requires a public hearing)
 - b. Side yard setbacks no less than 3’ and rear yard setbacks no less than 5’;
 - c. Height is limited to either the height of the principal structure or 20’, whichever is less.
 - d. Floor area of accessory structures is 40% of the principal structure’s floor area (current requirement limits the square footage to 30% of the principal structure).
 - e. Accessory Dwelling Units (ADUs):
 - i. Square footage limited to 750 sf
 - ii. Non-ADU space is not counted towards the 750 sf limit (current zoning counts all square footage against the limit)

For more information, please contact Matt Adams in the Office of Design at 404.330.6201 or MDAdams@atlantaga.gov