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**DIVISION 2. URBAN ENTERPRISE ZONES** <sup>[3]</sup>

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**Sec. 146-51. State law enactments.**

The Atlanta Urban Enterprise Zone Act (Ga. L., 1998, p. 4493), as amended, is incorporated by reference into the City of Atlanta Code of Ordinances.

*(Code 1977, § 7-4069(A); Ord. No. 1995-15, §§ 1, 2, 5-8-95; Ord. No. 1995-31, § 1, 6-25-95; Ord. No. 1995-33, §§ 1—5, 9, 6-25-95; Ord. No. 1996-23, §§ 1, 2, 5-28-96; Ord. No. 2005-78, §§ 1, 2, 11-14-05)*

**Sec. 146-52. Local eligibility requirements for designations.**

Set forth as follows are criteria which shall be used in the course of designating housing, commercial and industrial enterprise zones:

- (1) *All enterprise zones.*
  - a. Proposed enterprise zones shall be consistent with the currently adopted comprehensive development plan of the city prior to the creation of the zone.
  - b. Proposed land use within enterprise zones shall comply with the city's zoning ordinance prior to zone creation.
  - c. The applicant for an enterprise zone must demonstrate to the city's satisfaction the economic necessity for the enterprise zone designation.
  - d. An existing zone may be expanded only if ten percent or more of the perimeter of the proposed addition is contiguous to the perimeter of the existing zone.
  - e. All zones shall be designed in such a way as to result in minimum displacement of occupants. All relocation costs associated with displacement as defined by state law resulting directly from the creation of the zone shall be borne by the applicant.
  - f. The department of planning, development and neighborhood conservation shall certify that the proposed zone has been subject to disinvestment. Such certification shall be based upon relevant, objective data, such as evidence that the ratio of new housing starts to existing inventory for the most recent five-year period is less for the census tract in which the proposed development would be located than for the city as a whole.
  - g. The applicant shall demonstrate that tax abatement is necessary to the financial feasibility of the proposed development by providing evidence that one of the following conditions has been met:
    1. With regard to the development of housing for sale, fewer than 20 percent of the proposed units would be affordable without tax abatement for households whose income does not exceed the low-income level defined in [section 146-52](#)

- (2)b.1, based upon reasonable assumptions as certified by the department of planning, development and neighborhood conservation; or
2. With regard to the proposed development of income-producing property (including rental housing units, fewer than 20 percent of which would be affordable for low-income households without tax abatement), the proposed development without tax abatement would generate, on a cumulative basis over the first five years, either (a) a negative cash flow, or (b) a fixed-rate debt service coverage ratio of less than 1.20, or (c) a variable-rate debt service coverage ratio equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified by the department of planning, development and neighborhood conservation.
- h. No enterprise zone shall be approved if the applicant owes the city for undisputed water bills which are more than 90 days delinquent or the applicant owns real property not located within the proposed enterprise zone against which city-imposed liens are outstanding and unsatisfied.
- (2) *Housing and mixed-use residential/commercial enterprise zones.*
- a. Housing and mixed-use residential/commercial enterprise zones shall be used to promote the development of mixed-income neighborhoods.
    1. Twenty percent of the total units to be provided shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall be within the ability to pay of those households whose annual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. For said units, the property owner shall verify each tenant's household income at the time that said tenant initially executes a lease agreement. Furthermore, the property owner by January 31 of each year shall submit a report to the commissioner of planning, development and neighborhood conservation, indicating the household income of each tenant who executed a lease agreement during the previous calendar year.
    2. Twenty percent of the units for sale shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear purchase prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development.
    3. Twenty percent of the units for rent, if any, shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear monthly rents which do not exceed 30 percent of the low-income level defined in [section 146-52\(2\)a.1](#) or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in [Section 42](#), Internal Revenue Service Code, based upon the low-income level defined in [section 146-52\(2\)a.1](#).
    4. Five percent of all vacant units shall be available to Atlanta police officers and their families, regardless of their household incomes, at purchase prices which do not exceed the affordable level as defined in [section 146-52\(2\)a.2](#), or at monthly rents which do not exceed the affordable level as defined in [section 146-52\(2\)a.3](#), consistent with any maximum income restrictions that may apply to said units by virtue of their being financed through any federal, state, or local programs that promote the development of affordable housing. Said units shall

count toward meeting the 20 percent affordable housing requirement set forth in [section 146-52\(2\)a.1](#).

- b. Affordable housing as defined in [section 146-51](#) shall be dispersed throughout the housing enterprise zone as reflected on the approved site plan for each zone.
  1. Industrial enterprise zones shall be limited geographically only by the general provisions of this section and by the requirements of subsection (2)b.1 [(2)a.1] of this section.
- c. In order to qualify for tax abatement, owners of renter-occupied units who rehabilitate or replace their units during the ten-year life of the zone, must agree to first offer the rehabilitated or replaced units for rent to the same occupants or subsequent occupants for the remaining life of the zone at monthly rents which do not exceed 80 percent of the fair market rents for the city as established by the department of planning, development and neighborhood conservation.
- d. The city shall assign preference to project-specific housing enterprise zones. However, in cases where the department of planning, development and neighborhood conservation has determined that a project-specific housing enterprise zone is not feasible, the city may create an areawide housing enterprise zone, provided that 50 percent or more of the land area in the proposed zone shall be committed to specific development projects.
- e. Each applicant shall demonstrate, with verification from two or more lending institutions, that 30 percent or more of the units to be developed in the proposed zone are ready for construction to begin during the first year of the housing enterprise zone designation.
- f. If HUD fails to publish such data for a period of one year or more, the commissioner of planning, development and neighborhood conservation shall publish annually a set of fair market rents for new construction by adjusting the most recently published HUD data in proportion to the residential rent component of the consumer price index as published annually by the United States Department of Labor, and such rents shall apply to new construction in housing enterprise zones for the purposes of this section.

*(Code 1977, § 7-4069(B); Ord. No. 1995-33, §§ 6, 8, 6-25-95; Ord. No. 1997-51, §§ 1—6, 9, 10-14-97; Ord. No. 1998-22, § 1, 4-27-98; Ord. No. 2003-105, §§ 1—3, 11-10-03)*

### **Sec. 146-53. Local procedures for designating enterprise zones.**

- (a) The administration and evaluation of enterprise zones shall be the responsibility of the department of planning, development and neighborhood conservation. The commissioner of planning, development and neighborhood conservation (referred to in this section as "the commissioner") shall receive, review and make written recommendations on each proposed enterprise zone.
- (b) All applicants for enterprise zones shall submit applications to the commissioner of planning, development and neighborhood conservation on forms prescribed and promulgated by the commissioner of planning, development and neighborhood conservation or the commissioner's designee. The commissioner of planning, development and neighborhood conservation may establish additional procedural requirements for the purpose of carrying out the intent of this division.
- (c) On the basis of such information, the department of planning, development and neighborhood conservation shall evaluate the application with respect to the requirements of this division and shall prepare a report on the results of said evaluation. The report shall include a statement from the chief financial officer assessing the fiscal impact of the proposed tax abatements, including estimates of anticipated increases in the tax digest due to the proposed development, and anticipated losses, due to abated taxes on land and improvements, for each year of the tax abatement period.
- (d) Each year, within 30 days after receipt of the previous year's tax digest from the Fulton County Tax Commissioner, the chief financial officer shall recommend a limit on the total amount of tax

abatements associated with urban enterprise zones, for approval by the mayor and council through an appropriate resolution. For each urban enterprise zone application to be considered by the mayor and council following the approval of such a resolution, the chief financial officer shall determine whether creation of the proposed urban enterprise zone would cause the total amount of tax abatements associated with urban enterprise zones to exceed said limit.

- (e) There shall be no restrictions on the number of enterprise zone applications any one developer may submit during any one calendar year.
- (f) An enterprise zone application may be filed with the commissioner of planning, development and neighborhood conservation at any point during the calendar year. However, any application for an enterprise zone which is requested to be created as of January 1 of the following year shall be submitted to the commissioner of planning, development and neighborhood conservation by June 30 to be considered for introduction in the council no later than August 31 of the current year. Any ordinance to create an enterprise zone shall contain, in the form of an attached exhibit, a statement signed by the commissioner of planning, development and neighborhood conservation certifying that the commissioner has received a complete application for the creation of the enterprise zone in accordance with the requirements of this subsection.
- (g) All enterprise zone applications filed with the commissioner of planning, development and neighborhood conservation shall contain, at a minimum, the following information:
  - (1) Name and mailing address of applicant.
  - (2) Street address of property.
  - (3) Legal description and survey plat of the property.
  - (4) Justification for creating or expanding zone based on "purpose" section of ordinance.
  - (5) Applicant's background and development/building experience.
  - (6) Financial ability to execute project.
  - (7) Site plan of proposed development; in case of areawide housing enterprise zones, the site plan of proposed development shall indicate that 50 percent or more of the land area in the proposed zone is committed to specific development projects.
  - (8) A set of preliminary architectural drawings, including but not limited to typical elevations, cross sections and identification of materials to be used.
  - (9) A construction schedule, including development phases, if any, and a statement from two or more lending institutions verifying the applicant's readiness to begin construction of 30 percent or more of the units to be developed during the first year of the development zone designation.
  - (10) On-site and off-site capital facilities required to support the project and sources of revenue for any such improvements.
  - (11) Extraordinary requirements for city services if any.
  - (12) Cost of land acquisition, if any, and sources of revenue.
  - (13) Sales price of all land and individual parcels.
  - (14) Estimate of investment, type of investment and phasing of investments.
  - (15) Statement of relation to current comprehensive development plan and zoning district classification.
  - (16) Statement of any federal, state or local government funds committed to the project.
  - (17) Statement from two or more lending institutions verifying that the tax abatement is necessary to the economic feasibility of the proposed development.
  - (18) For housing enterprise zones, the application shall also include, but not be limited to, the following information:
    - a. Type of housing (single-family, multifamily, condominium, fee simple, etc.).
    - b. Number of units to be constructed and/or renovated.
    - c. Size of units.

- d. Number of bedrooms per unit type.
  - e. Income range to be served.
  - f. Number of rental units and number of for sale units.
  - g. Sales price range and rental rate range.
  - h. Statement regarding neighborhood impact, including direct displacement of households within the zone and likelihood of future displacement of households in the immediate vicinity of the zone.
- (19) For commercial and industrial enterprise zones, the application shall also include, but not be limited to, the following information:
- a. Total square footage of proposed development;
  - b. Proposed tenant mix;
  - c. The names of any businesses which contemplate relocation into the zone, if created;
  - d. Employment forecasts for proposed development;
  - e. Number and types of jobs available on the site;
  - f. Pay ranges of number and types of jobs available on the site;
  - g. Provisions for targeting of jobs to local city and county residents;
  - h. Letters of commitment from businesses contemplating relocation into the zone or expanding within the zone to hire low-income residents to fill job vacancies;
  - i. Estimates of tax revenue from non-freeport-eligible inventory of businesses to be located in the zone;
  - j. Letter of commitment from businesses to create new jobs within one year after opening of the business in the zone; and
  - k. Letters from two lending institutions regarding economic necessity for zone designation.
- (20) A provision requiring the applicant to swear under oath and be signed by a notary, that all information is true and correct. The failure of an applicant to truthfully respond to any portion of the application shall subject the applicant to the temporary suspension of the ad valorem tax abatement in accordance with subsection (1) of this division.
- (h) Each enterprise zone application shall be referred to the neighborhood planning unit in which the proposed zone is located, and such neighborhood planning unit shall have the opportunity to comment on whether or not the proposed zone should be created.
- (i) Subsequent to the creation of the zone, the municipal clerk shall transmit a certified copy of the ordinance creating the zone to the commissioner of planning, development and neighborhood conservation. The commissioner of planning, development and conservation shall transmit to the county the ordinance along with any other data that the county may request in the course of its review of the zone for purposes of creating a county enterprise zone for the same area as the zone created by the city.
- (j) Subsequent to the creation of the zone, the applicant or successor property owner shall submit annual reports to the commissioner of planning, development and neighborhood conservation regarding:
- (1) The current value of tax exemptions for each year of the abatement period.
  - (2) The current market value of all improvements in the zone as compared to that value upon the effective date of the creation of the zone.
  - (3) For housing enterprise zones and mixed use zones for commercial and residential purposes the current number of housing units, types of housing units and sales price ranges and rental rate ranges in each zone as compared to the number, type of housing units and sales price ranges and rental rate ranges in each zone as compared to the number, types of housing and sales prices and rental rate ranges upon the effective date of the creation of the zone.
  - (4)

For commercial, industrial and mixed-use commercial and industrial enterprise zones, the current type and amount of developed square footage; the names of all businesses located within each zone; the current number of jobs and the number created since relocating into or expanding within the zone; and the number of low-income residents of the city and county occupying the current total number of jobs.

These data shall be transmitted to the commissioner of planning, development and neighborhood conservation by September 30 annually. The commissioner of planning, development and neighborhood conservation shall compile the data and forward a report to the municipal clerk by December 31 annually. The municipal clerk shall then prepare a final report to state and local agencies as well as to the Atlanta/Fulton County state legislative delegation as required by state law.

- (k) For housing development zones, the commissioner of planning, development and neighborhood conservation or the commissioner's designee shall annually recertify the original certificate of occupancy issued for each housing enterprise zone to ensure continued use of the property for residential purposes and compliance with affordability requirements and shall submit a report of the commissioner's findings to the city council by September 30 of each calendar year.
- (l) Failure of an applicant or successor property owner(s) to comply with the requirements of this division may result in a temporary suspension of the ad valorem tax abatement on the property or properties owned by the applicant or successor property owner. After notice, hearing and establishing a finding of fact of failure to comply, the council shall have the authority, by ordinance, to impose such sanctions against the applicant or successor property owner for each year of noncompliance. The suspension shall remain in effect until the noncompliance is remedied to the city's satisfaction and the applicant or successor property owner is reinstated in the zone by ordinance of the council and declared eligible to receive the remaining years benefits for the enterprise zone in which the property is situated. The suspension of tax abatement benefits on one or more properties shall not be construed as an action by the council to alter the size of an enterprise zone or the schedule of abatements for a zone.
- (m) The commissioner of planning, development and neighborhood conservation may establish additional procedural requirements for the purpose of carrying out the intent of this division.

*(Code 1977, § 7-4069(C); Ord. No. 1995-33, §§ 7, 9, 6-25-95; Ord. No. 1997-51, §§ 7—9, 10-14-97; Ord. No. 1999-62, § 1, 8-25-99)*

**Editor's note—**

The following urban enterprise zones have been created. None of the ordinances creating same are repealed by adoption of the Code.

**150 Northside Drive Housing Enterprise Zone.** See Ord. No. 1996-01, approved 1-8-96. The zone is abolished as of December 31, 2006.

*330 McGill Place Housing Urban Enterprise Zone. See Ord. No. 1986-83, approved 10-9-86 and Ord. No. 1987-98, approved 5-22-87. The zone is abolished as of December 31, 1996.*

*619 Edgewood Commercial Enterprise Zone. See Ord. No. 2000-28 approved 5-23-00. The zone is abolished as of December 31, 2010.*

*666 Metropolitan Parkway Commercial Enterprise Zone. See Ord. No. 2004-25 approved 5-25-04. The zone is abolished as of December 31, 2014.*

**810 Marcus Street Housing Enterprise Zone.** See Ord. No. 2003-27, approved 5-21-01. The zone is abolished as of December 31, 2011.

*933 Watkins Street Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1998-61, approved 9-23-98. The zone is abolished exactly ten years from the date of construction commencement.*

**Adamsville Place Apartments Housing Enterprise Zone.** See Ord. No. 2004-21, approved 5-25-04. The zone is abolished as of December 31, 2015.

Adamsville Place Townhomes Phase I Housing Enterprise Zone. See Ord. No. 2004-212 approved 5-25-04. The zone is abolished as of December 31, 2014.

Allen Temple Apartments Housing Enterprise Zone. See Ord. No. 2003-25, approved 10-10-00. The zone is abolished as of December 31, 2010.

Alta West Housing Enterprise Zone. See Ord. No. 2003-36, approved 10-9-01. The zone expires as of December 31, 2011.

AMAL Heights Townhomes Urban Enterprise Zone. See Ord. No. 2008-12, approved 2-25-08. The zone is effective Jan. 1, 2008; abolished as of January 1, 2018.

AMB Industrial Urban Enterprise Zone. See Ord. No. 2008-13, approved 2-21-08. The zone is effective Jan. 1, 2008; abolished as of December 21, 2018.

Athens Avenue Housing Enterprise Zone. See Ord. No. 2003-41, approved 11-27-01. The zone expires as of December 31, 2011.

*Arcadia Downs Apartments Housing Enterprise Zone. See Ord. No. 1998-96, approved 5-26-98. The zone is abolished as of December 31, 2008.*

*Atlanta Industrial Park Enterprise Zone. See Ord. No. 1983-67, approved 4-21-83, Ord. No. 1984-62, adopted 11-21-84, Ord. No. 1988-70 approved 6-10-88, and Ord. No. 1990-12, approved 4-10-90. The zone is abolished as of December 31, 2008.*

*Atlanta Industrial Park Enterprise Zone—II. See Ord. No. 1985-55, approved 9-24-85. The zone is abolished as of December 31, 2010.*

*Auburn Avenue Commercial Enterprise Zone. See Ord. No. 1995-58, approved 9-24-95. The zone is abolished as of December 31, 2005.*

*Auburn Avenue Warehouse Mixed-Use Residential and Commercial Enterprise Zone. See Ord. No. 1997-31, approved 5-27-97. The zone is abolished as of December 31, 2007.*

Auburn Glenn Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 2003-57, approved 4-28-03. The zone expires as of December 31, 2013.

August Hills Apartments I LP Housing Enterprise Zone. See Ord. No. 2003-22, approved 10-10-00. The zone is abolished as of December 10, 2010.

*Bent Creek Redevelopment Housing Enterprise Zone. See Ord. No. 2003-110, approved 12-9-03. The zone is abolished as of December 31, 2013. Amended by Ord. No. 2006-89, approved December 13, 2006.*

*Black Bear Lofts Housing Enterprise Zone. See Ord. No. 1998-91, approved 10-27-98. The zone is abolished exactly ten years from the date of construction commencement.*

*Brookside Park Housing Enterprise Zone. See Ord. No. 2003-68 approved 5-27-03. The zone is abolished as of December 31, 2013. See Ord. No. 2007-76, approved December 11, 2007, eff. January 1, 2006. The zone is abolished as of December 31, 2016.*

*Camp In-Fill Housing and Rehabilitation Housing Enterprise Zone. See Ord. No. 1999-69, approved 9-29-99. The zone is abolished exactly ten years from the January 1st date of construction commencement.*

*Candler Warehouse Site Industrial Enterprise Zone. See Ord. No. 1995-59, approved 9-24-95. The zone is abolished as of December 31, 2020.*

*Capitol View Industrial Enterprise Zone. See Ord. No. 1996-36, approved 6-10-96. The zone is abolished as of December 31, 2021.*

Carlyle Park Housing Enterprise Zone. See Ord. No. 2003-46, approved 10-15-02. The zone is abolished as of December 31, 2012.

*Carver Homes Housing Enterprise Zone. See Ord. No. 2000-27, approved 5-23-00. The zone is abolished as of December 31, 2010.*

Carver Homes Housing Enterprise Zone. See Ord. No. 2003-18, approved 5-23-00. The zone is abolished as of December 31, 2010.

*Castleberry Hill Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1995-63, approved 10-7-95. The zone is abolished as of December 31, 2005. See Ord. No. 2003-40, approved 10-24-01. See Ord. No. 2003-42, approved 5-14-02. The zone is abolished as of December 31, 2012.*

*Centennial Park North Housing Enterprise Zone. See Ord. No. 2003-65 approved 5-27-03. The zone is abolished as of December 31, 2013.*

*Centennial Place Commercial Enterprise Zone. See Ord. No. 1999-56, approved July 12, 1999. The zone shall be abolished exactly ten years from the date of construction commencement.*

*Columbia-Blackshear Senior Residences Housing Enterprise Zone. See Ord. No. 2005-63, approved 10-10-05. The zone is abolished as of December 31, 2016.*

*Constitution Avenue Apartments Housing Enterprise Zone See Ord. No. 2005-62, approved 10-10-05. The zone is abolished as of December 31, 2016.*

*Clark Atlanta University Housing Enterprise Zone. See Ord. No. 1989-93, approved 11-20-89. The zone is abolished as of December 31, 1999.*

*Colonial Square Apartments Housing Enterprise Zone. See Ord. No. 1997-30, approved 5-27-97. The zone is abolished as of December 31, 2007.*

*Columbia Plaza Housing Enterprise Zone. See Ord. No. 1996-73, approved 10-14-96. The zone is abolished as of December 31, 2006.*

*Columbia Plaza Phase II Housing Enterprise Zone. See Ord. No. 1998-32, approved 5-12-98. The zone is abolished as of December 31, 2006.*

*Columbia Mechanicsville Apartments Housing Enterprise Zone. See Ord. No. 2005-34, approved 6-14-05. The zone is abolished as of December 31, 2016.*

*Columbia Senior Residences at Edgewood Housing Enterprise Zone. See Ord. No. 2005-76, approved 11-14-05. The zone is abolished as of December 31, 2016.*

*Columbia Senior Residences at Mechanicsville Housing Enterprise Zone. See Ord. No. 2005-33, approved 6-14-05. The zone is abolished as of December 31, 2016.*

*Columbia Senior Residences at MLK Village Housing Enterprise Zone. See Ord. No. 2005-43, approved 7-25-05. The zone is abolished as of December 31, 2016.*

**Cornerstone Terrace Housing Enterprise Zone. See Ord. No. 2003-43, approved 5-14-02. The zone is abolished as of December 31, 2013. Amended by Ord. No. 2001-19, approved 5-11-04.**

**Crescent Hills/Hammond Park Housing Enterprise Zone. See Ord. No. 2003-44, approved 7-9-02. The zone is abolished as of December 31, 2013.**

**Custer Avenue Subdivision Housing Enterprise Zone. See Ord. No. 2003-35, approved 10-9-01. The zone expires as of December 31, 2011. See Ord. No. 2003-45, approved 8-26-02. The zone is abolished as of December 31, 2012.**

*Dobbs Revitalization Project Housing Enterprise Zone. See Ord. No. 1999-84, approved 11-23-99. The zone is abolished exactly ten years from the January 1st date of construction commencement.*

**Dogwood Apartments Housing Enterprise Zone. See Ord. No. 2004-23, approved 5-25-04. The zone expires as of December 31, 2014. Amended by Ord. No. 2006-92, approved December 12, 2006.**

*Dome Commercial/Industrial Enterprise Zone. See Ord. No. 1999-39, approved 4-13-99. The zone is abolished exactly ten years from the date of construction commencement.*

*Enclave At Renaissance Housing Enterprise Zone. See Ord. No. 1996-67, approved 8-26-96. The zone is abolished as of December 31, 2006.*

*Esquire Village Apartments Housing Enterprise Zone. See Ord. No. 1997-52, approved 10-14-97. The zone is abolished as of December 31, 2007.*

**Etheridge Courts Apartments Housing Enterprise Zone. See Ord. No. 2003-47, approved 10-15-02. The zone is abolished as of December 31, 2012.**

*Fairlie-Poplar Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1997-75, approved 12-8-97. The zone is abolished as of December 31, 2006.*

*Fern Avenue Revitalization Project Housing Enterprise Zone. See Ord. No. 1999-68, approved 9-29-99. The zone shall be abolished exactly ten years from the January 1st date of construction commencement.*

*Five Points Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1995-57, approved 9-24-95. The zone is abolished as of December 31, 2005. Amended by Ord. No. 1997-02, approved 10-13-97.*

*Four Oaks Subdivision Housing Enterprise Zone. See Ord. No. 1989-94, approved 11-20-89. The zone is abolished as of December 31, 1999.*

*Freeman Ford Building Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1996-66, approved 8-26-96. The zone is abolished as of December 31, 2006.*

*Fulton Bag Mill Mixed Use Enterprise Zone. See Ord. No. 1995-24, approved 5-21-95. The zone is abolished as of December 31, 2006.*

*Gates Park Crossing, LP Housing Enterprise Zone. See Ord. No. 2004-24, approved 5-25-04. The zone is abolished as of December 31, 2014. See Ord. No. 2005-50, approved 8-15-05.*

*General Motors Lakewood Assembly Plant Urban Enterprise Zone. See Ord. No. 1983-80, approved 12-7-83. The zone is abolished as of December 31, 2008.*

*Grant Park Apartments Housing Enterprise Zone. See Ord. No. 1991-68, approved 12-10-91. The zone is abolished as of December 31, 2001.*

*Grant Park Village Housing Enterprise Zone. See Ord. No. 1995-72, approved 11-27-95. The zone is abolished as of December 31, 2005.*

*Greenlea Commons North Housing Enterprise Zone. See Ord. No. 1995-30, approved 6-12-95. The zone is abolished as of December 31, 2006.*

*Harris Homes Revitalization, Phases I & II, Housing Enterprise Zone. See Ord. No. 2003-69 approved 5-27-03. The zone is abolished as of December 31, 2013.*

*Highbury Court Apartments Housing Enterprise Zone. See Ord. No. 2004-09 approved 12-10-04. The zone is abolished as of December 31, 2013. Amended by Ord. No. 2006-91, approved December 12, 2006.*

*High Point Estates Housing Enterprise Zone. See Ord. No. 1999-44, approved 5-5-99. The zone is abolished ten years from the date of construction commencement.*

*Hill Manufacturing Company Industrial Enterprise Zone. See Ord. No. 1996-72, approved 10-14-96. The zone is abolished as of December 31, 2021.*

**Hill Street Lofts Housing Enterprise Zone. See Ord. No. 2003-48, approved 10-15-02. The zone is abolished as of December 31, 2012.**

*Hillside Park Housing Enterprise Zone. See Ord. No. 1998-36, approved 5-12-98. The zone is abolished as of December 31, 2008. Renamed as Peaks at West Atlanta Housing Enterprise Zone. See Ord. No. 2003-33, approved 7-24-01. The zone is abolished as of December 31, 2011.*

**Holly Ridge Apartments Housing Enterprise Zone. See Ord. No. 2003-50, approved 10-28-02. The zone is abolished as of December 31, 2012.**

*Hollywood Courts Apartments Housing Enterprise Zone. See Ord. No. 1998-28, approved 5-12-98. The zone is abolished as of December 31, 2008.*

*Hollywood West Apartments Housing Enterprise Zone. See Ord. No. 2003-67 approved 5-27-03. The zone is abolished as of December 31, 2013.*

*John Eagan Homes Enterprise Zone. See Ord. No. 1997-55, approved 10-14-97. The zone is abolished as of December 31, 2007. Amended by Ord. No. 1998-55, approved 9-16-98. Amended by Ord. No. 2004-18, approved 5-11-04.*

*John Eagan Homes Phase II Housing Enterprise Zone. See Ord. No. 1999-42, approved 5-5-99. The zone is abolished ten years from the date of construction commencement. Amended by Ord. No. 2004-18, approved 5-11-04.*

*John Hope Homes Housing Enterprise Zone. See Ord. No. 1997-56, approved 10-14-97. The zone is abolished as of December 31, 2007.*

*John Hope Homes Phase II Housing Enterprise Zone. See Ord. No. 1998-30, approved 5-12-98. The zone is abolished as of December 31, 2008.*

*Johnson Research and Development High-Technology Commercial/Industrial Enterprise Zone. See Ord. No. 2000-29, approved 5-23-00. The zone shall remain in existence for ten years from the first day of the calendar year immediately following the adoption of the ordinance creating the zone.*

**Johnson Research and Development High-Technology Commercial/Industrial Enterprise Zone. See Ord. No. 2003-21, approved 5-23-00. The zone shall remain in existence for 10 years from the first day of the calendar year immediately following the adoption of this ordinance creating the Zone.**

*Kimberly Courts Apartments Housing Enterprise Zone. See Ord. No. 1999-43, approved 5-5-99. The zone is abolished ten years from the date of construction commencement.*

**Kimberly Courts Apartments Phase II Housing Enterprise Zone. See Ord. No. 2003-26, approved 10-10-00. The zone is abolished as of December 31, 2010.**

*Kings Manor Housing Enterprise Zone. See Ord. No. 1998-29, approved 5-12-98. The zone is abolished as of December 31, 2008.*

**Kingston Townhomes Housing Enterprise Zone.** See Ord. No. 2003-29, approved 5-21-01. The zone is abolished as of December 31, 2011.

**Lakewood Pointe Townhomes Housing Enterprise Zone.** See Ord. No. 2003-23, approved 10-10-00. The zone is abolished as of December 31, 2010.

**Laurel Ridge at Bolton Road Urban Enterprise Zone.** See Ord. No. 2008-11, approved 2-25-08. The zone is effective Jan. 1, 2008; abolished as of January 1, 2018.

*Legacy at Centennial Olympic Park Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1997-33, approved 5-27-97. The zone is abolished as of December 31, 2008.*

**Legacy Superblock at Castleberry Hill Mixed-Use Residential/Commercial Enterprise Zone.** See Ord. No. 2003-52, approved 11-8-02. The zone is abolished as of December 31, 2012.

*Lillie R. Campbell House Housing Enterprise Zone. See Ord. No. 2006-16, approved 4-25-06. The zone is abolished as of December 31, 2016.*

**Lofts at Underground Mixed-Use Residential/Commercial Enterprise Zone.** See Ord. No. 2003-28, approved 5-25-01. The zone is abolished as of December 31, 2011.

*Margaret Mitchell Square Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1995-65, approved 10-7-95. The zone is abolished as of December 31, 2005.*

**Marietta Street Mixed-Use Residential/Commercial Enterprise Zone.** See Ord. No. 2003-53, approved 12-10-02. The zone is abolished as of December 31, 2012.

*Martin Luther King, Jr. Landmark District Housing Enterprise Zone. See Ord. No. 1994-70, approved 9-25-94, and Ord. No. 1995-55, approved 9-24-95. The zone is abolished as of December 31, 2004.*

*Martin Luther King Jr. Landmark District Phase II Housing Enterprise Zone. See Ord. No. 1997-35, approved 5-27-97. The zone is abolished as of December 31, 2007.*

*Mattress Factory Lofts Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 1998-63, approved 9-23-98. The zone is abolished exactly ten years from the date of construction commencement.*

*McGill Park Condominiums Housing Urban Enterprise Zone. See Ord. No. 1987-100, approved 12-7-87. The zone is abolished as of December 31, 1997.*

*Mechanicsville Housing Enterprise Zone. See Ord. No. 1995-26, approved 5-21-95. The zone is abolished as of December 31, 2006.*

*Midtown Place Commercial Enterprise Zone. See Ord. No. 1998-62, approved 9-23-98. The zone is abolished exactly ten years from the date of construction commencement.*

**Mildred Place Housing Enterprise Zone.** See Ord. No. 2003-37, approved 10-9-01. The zone expires as of December 31, 2011.

**Milltown Lofts Housing Enterprise Zone.** See Ord. No. 2003-30, approved 5-25-01. The zone is abolished as of December 31, 2011.

**Misty Amber Senior Apartments Housing Enterprise Zone.** See Ord. No. 2003-51, approved 11-8-02. The zone expires as of December 31, 2012.

*MLK-Ashby Commercial Enterprise Zone. See Ord. No. 1995-62, approved 10-7-95. The zone is abolished as of December 31, 2005.*

*MLK Village Tower Housing Enterprise Zone. See Ord. No. 2005-42, approved 7-25-05. The zone is abolished as of December 31, 2016.*

**New Carver Homes Phase II Housing Enterprise Zone.** See Ord. No. 2003-24, approved 10-10-00. The zone is abolished as of December 31, 2010.

**New Carver Homes Phase III Housing Enterprise Zone.** See Ord. No. 2003-32, approved 6-8-01. The zone is abolished as of December 31, 2011.

*North Avenue Apartments Housing Urban Enterprise Zone. See Ord. No. 1987-1, approved 12-7-87. The zone is abolished as of December 31, 1997.*

*North Grant Park Housing Urban Enterprise Zone. See Ord. No. 1988-71, approved 9-8-88. The zone is abolished as of December 31, 1998.*

*North Grant Park II Housing Enterprise Zone. See Ord. No. 1989-93, approved 11-20-89, and Ord. No. 1991-67, approved 12-10-91. The zone (as expanded) is abolished as of December 31, 1999.*

*Northwest Atlanta-One Mixed-Use Commercial/Industrial Enterprise Zone. See Ord. No. 1997-54, approved 10-14-97. The zone is abolished as of December 31, 2022.*

*Northwest Atlanta-Two Mixed-Use Commercial/Industrial Enterprise Zone. See Ord. No. 1997-53, approved 10-14-97. The zone is abolished as of December 31, 2022.*

**Northwest Atlanta Two Commercial/Industrial Enterprise Zone Expansion. See Ord. No. 2003-31, approved 6-8-01. The zone is abolished as of December 31, 2011.**

*One West End One Housing Enterprise Zone. See Ord. No. 1995-61, approved 10-7-95. The zone is abolished as of December 31, 2005. Renamed as Cornerstone Terrace Housing Enterprise Zone. See Ord. No. 2003-43, approved 5-14-02. The zone is abolished as of December 31, 2013.*

*Parcel 25 Housing Enterprise Zone. See Ord. No. 1992-32, approved 6-4-92. The zone is abolished as of December 31, 2002.*

**Park Place South Housing Enterprise Zone. See Ord. No. 2003-38, approved 10-9-01. The zone expires as of December 31, 2011.**

*Park View at Coventry Station Housing Enterprise Zone. See Ord. No. 2006-10, approved 3-14-06. The zone is abolished as of December 31, 2017.*

*Parmalat-New Atlanta Dairies Business Enterprise Zone. See Ord. No. 1997-57, approved 10-14-97. The zone is abolished as of December 31, 2007.*

*Peachtree/Kessler Residential/Commercial Mixed-Use Enterprise Zone. See Ord. No. 1998-54, approved 7-13-98. The zone is abolished as of December 31, 2009.*

**Peaks at Martin Luther King Housing Enterprise Zone. See Ord. No. 2003-49, approved 10-15-02. The zone expires as of December 31, 2012.**

**Peaks at West Atlanta Housing Enterprise Zone. See Ord. No. 2003-34, approved 10-9-01. The zone expires as of December 31, 2011.**

*Peebles Street Housing Enterprise Zone. See Ord. No. 1989-95, approved 11-20-89. The zone is abolished as of December 31, 1999.*

*Piedmont Commons Housing Enterprise Zone. See Ord. No. 1997-29, approved 5-27-97. The zone is abolished as of December 31, 2007.*

*Pittsburg Redevelopment Housing Enterprise Zone. See Ord. No. 2003-80 approved 7-12-03. The zone is abolished as of December 31, 2013. See Ord. No. 2004-70 approved 10-18-04. The zone is abolished as of December 31, 2014. See Ord. No. 04-73 approved 10-20-04. Amended by Ord. No. 2006-94, approved December 12, 2006.*

**Ponce Springs Apartments Mixed-Use Residential/Commercial Enterprise Zone. See Ord. No. 2003-39, approved 10-9-01. The zone expires as of December 31, 2011. Amended by Ord. No. 2004-30, approved 5-25-04.**

*Post Renaissance Housing Enterprise Zone I. See Ord. No. 1990-68, approved (without mayor's signature) 10-3-90. The zone is abolished as of December 31, 2000.*

*Post Renaissance Housing Enterprise Zone II. See Ord. No. 1990-68, approved (without mayor's signature) 10-3-90. The zone is abolished as of December 31, 2001.*

*Provenance at Hollowell Housing Enterprise Zone. See Ord. No. 2004-26, approved 5-25-04. The zone is abolished as of December 31, 2014. Amended by Ord. No. 2006-93, approved December 12, 2006.*

*Renaissance Park, Phase III Housing Urban Enterprise Zone. See Ord. No. 1988-69, approved 4-7-88. The zone is abolished as of December 31, 1988.*

*Renaissance Square Housing Enterprise Zone. See Ord. No. 1997-36, approved 6-9-97. The zone is abolished as of December 31, 2007.*

*Reynoldstown In-Fill Housing and Rehabilitation Housing Enterprise Zone. See Ord. No. 1999-83, approved 11-23-99. the zone is abolished exactly ten years from the January 1st date of construction commencement.*

*St. John's Place Housing Enterprise Zone. See Ord. No. 2004-27, approved 5-25-04. The zone is abolished as of December 31, 2014.*

*Santa Fe Villas Housing Enterprise Zone. See Ord. No. 1995-32, approved 9-25-95. The zone is abolished as of December 31, 2006.*

**Savannah At Washington Park Housing Enterprise Zone. See Ord. No. 2003-20, approved 5-23-00. The zone is abolished as of December 31, 2010.**

*Shawnee Apartments Housing Enterprise Zone. See Ord. No. 2003-66 approved 5-27-03. The zone is abolished as of December 31, 2013.*

*Southside Distribution Center Commercial Enterprise Zone. See Ord. No. 1988-77, approved 10-27-88 and Ord. No. 1992-66, approved 10-27-92. The zone is abolished as of December 31, 2002.*

*Southside Industrial Park—I Enterprise Zone. See Ord. No. 1985-28, approved 5-28-85, and Ord. No. 1986-62, approved 11-7-86. The zone is abolished as of December 31, 2010.*

*Southside Industrial Park—II Enterprise Zone. See Ord. No. 1988-24, approved 6-22-88. The zone is abolished as of December 31, 2013.*

*Southside Industrial Park Extension Industrial Enterprise Zone. See Ord. No. 1998-93, approved 11-20-98. The zone is abolished exactly ten years from the date of construction commencement.*

*Space Center Industrial Enterprise Zone. See Ord. No. 1995-54, approved 9-24-95. The zone is abolished as of December 31, 2020.*

*Springbranch Apartments Housing Enterprise Zone. See Ord. No. 1996-32, approved 6-10-96. The zone is abolished as of December 31, 2006.*

*Summerdale Commons Housing Enterprise Zone. See Ord. No. 1995-56, approved 9-24-95. The zone is abolished as of December 31, 2005.*

*Summerhill Housing Enterprise Zone. See Ord. No. 1992-65, approved 10-27-92 and Ord. No. 1992-78, approved 10-27-92. The zone is abolished as of December 31, 2002.*

*Techwood/Clark Howell Phase I Housing Enterprise Zone. See Ord. No. 1995-28, approved 6-12-95. The zone is abolished as of December 31, 2006.*

*Techwood/Clark Howell Phase II Housing Enterprise Zone. See Ord. No. 1995-28, approved 6-12-95. The zone is abolished as of December 31, 2007.*

*Techwood/Clark Howell Phase III and IV Housing Enterprise Zones. See Ord. No. 1996-71, approved 10-14-96. The phase III zone is abolished as of December 31, 2007. The phase IV zone is abolished as of December 31, 2008.*

*Terry Street Housing Enterprise Zone. See Ord. No. 1995-29, approved 6-12-95. The zone is abolished as of December 31, 2006. Expanded by Ord. No. 1997-32, approved 5-27-97. The zone is abolished December 31, 2005.*

**The Ashton Village at Browns Mill Senior Housing Enterprise Zone. See Ord. No. 2008-09, approved 2-25-08. The zone is effective Jan. 1, 2008; abolished as of December 31, 2018.**

*The Terraces at 183 Housing Enterprise Zone. See Ord. No. 2005-77, approved 11-14-05. The zone is abolished as of December 31, 2015. Amended by Ord. No. 2006-90, approved December 12, 2006.*

**The Villages at Browns Mill Housing Enterprise Zone. See Ord. No. 2008-10, approved 2-25-08. The zone is effective Jan. 1, 2008; abolished as of December 31, 2018.**

*Tyler Place Housing Enterprise Zone. See Ord. No. 1998-31, approved 5-12-98. The zone is abolished as of December 31, 2008.*

*Villages at Carver Housing Enterprise Zone. See Ord. No. 2005-75, approved 11-14-05. The zone is abolished as of December 31, 2017.*

*Villages at Carver, Phase V Housing Enterprise Zone. See Ord. No. 2004-31, approved 6-14-04. The zone is abolished as of December 31, 2014.*

*Villages at Carver, Senior Building Housing Enterprise Zone. See Ord. No. 2004-32, approved 6-14-04. The zone is abolished as of December 31, 2014.*

*Vine City Housing Enterprise Zone. See Ord. No. 1991-66, approved 12-10-91. The zone is abolished as of December 31, 2001.*

*The Vineyards of Brown's Mill Housing Enterprise Zone. See Ord. No. 2004-28, approved 5-25-04. The zone is abolished as of December 31, 2014. See Ord. No. 2007-75, § 3, approved December 11, 2007.*

*Washington Street Apartments Housing Enterprise Zone. See Ord. No. 1998-92, approved 5-26-98. The zone is abolished as of December 31, 2008.*

*Welcome House SRO Housing Enterprise Zone. See Ord. No. 1991-75, approved 10-15-91. The zone is abolished as of December 31, 2001.*

*West Block Mixed-Use Enterprise Zone. See Ord. No. 1995-25, approved 5-21-95. The zone is abolished as of December 31, 2006.*

*West End Housing Enterprise Zone. See Ord. No. 1991-74, approved 10-15-91. The zone is abolished as of December 31, 2002.*

*Oridan at Willis Mill Housing Urban Enterprise Zone. See Ord. No. 2011-22(11-O-0362), approved 6-29-11. The zone is abolished as of December 31, 2021.*

*The effective date of all exemptions that were established pursuant to Ordinance 10-O-0499 shall be January 1, 2012. The Manor at Scott's Crossing Housing Urban Enterprise Zone (Phase 1), parcel number 17-0251-LL-185-0, shall expire on December 31, 2021. The Manor at Scott's Crossing Housing Urban Enterprise Zone (Phase 1) shall otherwise not be abolished except as provided in State law and shall comply with all applicable state and local UEZ law.*

## **Secs. 146-54—146-75. Reserved.**

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### FOOTNOTE(S):

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**Cross reference**— *Businesses, ch. 30; community development, ch. 54.* [\(Back\)](#)

*Land development code reference*— *Planning, § 6-3001 et seq.* [\(Back\)](#)