

**AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CAMPBELLTON ROAD CORRIDOR IN NPU-P FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL), RLC (RESIDENTIAL LIMITED COMMERCIAL), RG-3 (RESIDENTIAL GENERAL), C-1 (COMMUNITY BUSINESS), C-1-C (COMMUNITY BUSINESS-CONDITIONAL), C-2-C (COMMERCIAL SERVICE-CONDITIONAL), DISTRICTS TO THE MR-3-C (MULTI-FAMILY RESIDENTIAL-CONDITIONAL), MR-4B-C (MULTI-FAMILY RESIDENTIAL-CONDITIONAL), MRC-1-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL), AND MRC-2-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICTS AND FOR OTHER PURPOSES.**

**WHEREAS**, the Campbellton-Cascade Corridors Redevelopment Plan was adopted by City Council on September 18, 2006, and approved by the Mayor on September 26, 2006; and

**WHEREAS**, recommendations from the Campbellton-Cascade Corridors Redevelopment Plan should be implemented through the rezoning of the properties within the corridor; and

**WHEREAS**, the residents and property owners in NPUs I, P, R, S, and T worked with the Office of Planning Staff and a consultant team led by Glatting Jackson, Inc. to develop a vision for the redevelopment of both corridors; and

**WHEREAS**, the residents and property owners of NPU-P have requested the City to rezone portions of the Campbellton Road corridor to implement the recommendations from the Campbellton-Cascade Corridors Redevelopment Plan; and

**WHEREAS**, the official zoning maps should be amended to include the properties along the Campbellton Road corridor in NPU-P as shown on Attachments 'A', 'B' and 'C'.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:**

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Campbellton Road Corridor with the designations as shown on Attachments 'A', 'B', and 'C'.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning", as identified with the use of the suffix "C" after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the following conditions:

- 1) For all properties with the MRC (Mixed Residential Commercial) designation:
  - a) The following uses are prohibited:
    - i. Collections stations or plants for laundry and dry cleaning establishments.
    - ii. Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
    - iii. Pawn shops.
    - iv. Tattoo and body piercing establishments.
    - v. Truck Stops.

- b) The following uses shall require a Special Use Permit:
    - i. Automobile repair garages, paint and body shops.
    - ii. Clubs and lodges.
    - iii. Mixed-use storage facilities.
    - iv. Mortuaries and funeral homes.
    - v. Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.
  - c) The following uses shall be permitted with the following conditions:
    - i. Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.
  - d) Maximum building heights: A maximum total of four (4) stories and height of 54 feet, unless further restricted by the applicable MRC district regulations.
- 2) For properties with the MRC-2 (Mixed Residential Commercial) designation: The maximum Floor Area Ratio (FAR) for non-residential uses shall not exceed two (2) times the net lot area.
- 3) For properties with the MR-3 (Multi-family Residential) designation: the maximum building height shall not exceed a total of four (4) stories and height of 54 feet.
- 4) For properties with the MR-3 and MR-4B (Multi-family Residential) designations: Commercial uses are prohibited with the exception of home occupation uses as defined in Section 16-29.001(17).
- 5) The following conditions shall apply to all properties regardless of zoning designation:
- a) Building entrances: ~~The primary pedestrian entrance shall be architecturally articulated. The primary pedestrian entrance facing the street and sidewalk shall be articulated and differentiated from other components of the façade with two or more of the following elements:~~
    - i. Stoops for residential uses;
    - ii. Recessed entries, not exceeding five (5) feet in depth from the façade;
    - iii. Entry surrounds;
    - iv. Transom windows;
    - v. Awnings or canopies.
  - b) Building facade materials shall consist of the following for principal and accessory structures:
    - i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
    - ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
      - 1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementitious siding).
      - 2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding). Exposed concrete masonry units are not permitted.
    - iii. All other multi-family residential and non-residential structures:
      - 1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick *per vertical wall plane*. Stone, cast stone or three-part hard coat stucco may comprise the remaining 49% of each building façade remainder of such building façade(s).
      - 2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).

- iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- 6) Fencing: In addition to the fencing requirements of ~~the MR and MRC applicable~~ districts, ~~any all~~ chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.
- 7) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MR and MRC districts, the following additional restrictions shall apply:
  - a) ~~Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.~~
  - b) *Dumpsters shall be screened with brick opaque walls and a self-closing opaque gate along one side which matches the brick color. Said screening shall be twelve (12) inches above the dumpster at a maximum height of seven (7) feet.*
  - c) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.
- 8) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. *Interior security roll down doors shall allow 80% visibility into the tenant space and shall be fully retractable during business hours of operation.*
- 9) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.
- 10) Vending machines, paper stands, and other similar devices shall be located interior to the building structure.
- 11) Signage: In addition to the signage requirements of the MR and MRC districts, the following additional restrictions shall apply:
  - a) Free-standing signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
  - b) Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).
  - c) Placement: *Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.*

SECTION 3: The regulations contained within Section 2 of this Ordinance shall supplement the regulations contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, Whenever the regulations contained within Section 2 of this Ordinance are different than those contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, the regulations contained within Section 2 of this Ordinance shall control.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance shall be repealed to the extent of the conflict.

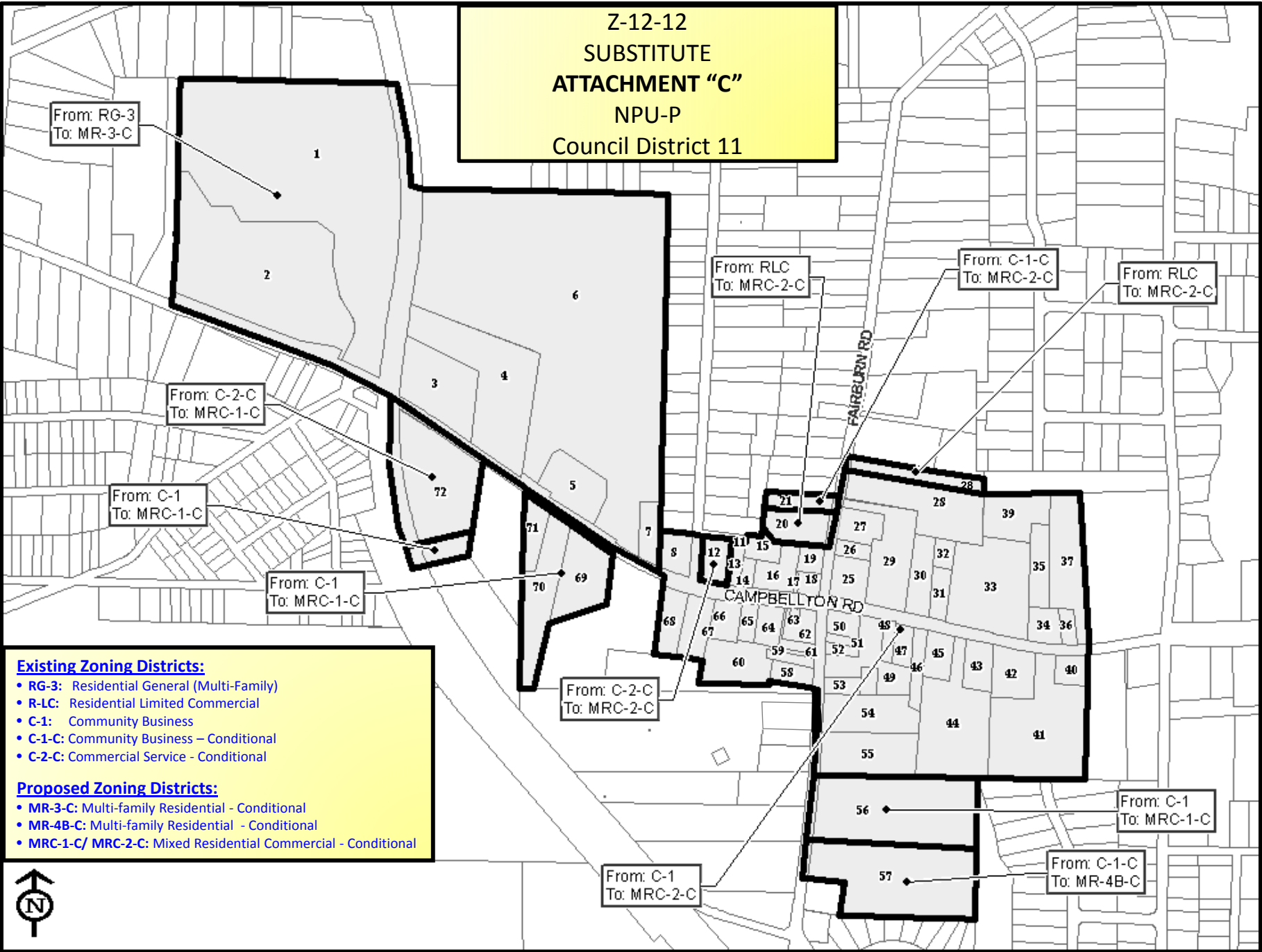
**Z-12-12**  
**ATTACHMENT “BA”**  
**Map “Attachment C” Parcels**

Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
1	4005 CAMPBELLTON RD SW	14F0032 LL069	RG-3	MR-3-C
2	CAMPBELLTON RD SW	14F0032 LL070	RG-3	MR-3-C
3	3951 CAMPBELLTON RD SW	14F0032 LL020	RG-3	MR-3-C
4	3911 CAMPBELLTON RD SW	14F0032 LL058	RG-3	MR-3-C
5	CAMPBELLTON RD SW	14F0006 LL172	RG-3	MR-3-C
6	3881 CAMPBELLTON RD SW	14F0006 LL171	RG-3	MR-3-C
7	CAMPBELLTON RD SW	14F00060002061	RG-3	MR-3-C
8	3835 CAMPBELLTON RD SW	14F00060002085	C-1	MRC-2-C
9	2303 CAMP GROUND RD SW	14F00060002052	R-4	MRC-2-C
10	CAMP GROUND RD SW	14F00060002066	R-4	MRC-2-C
11	CAMP GROUND RD SW	14F00060002029	C-1	MRC-2-C
12	3811 CAMPBELLTON RD SW	14F00060002023	C-1	MRC-2-C
13	3783 CAMPBELLTON RD SW	14F00060002067	C-1	MRC-2-C
14	3775 CAMPBELLTON RD SW	14F00060002073	C-1	MRC-2-C
15	3773 CAMPBELLTON RD SW	14F00060002083	C-1	MRC-2-C
16	3773 CAMPBELLTON RD SW	14F00060002084	C-1	MRC-2-C
17	3765 CAMPBELLTON RD SW	14F00060002010	C-1	MRC-2-C
18	3761 CAMPBELLTON RD SW	14F00060002056	C-1	MRC-2-C
19	2301 FAIRBURN RD SW	14F00060002055	C-1	MRC-2-C
20	2307 FAIRBURN RD SW	14F00060002028	RLC	MRC-2-C
21	2297 FAIRBURN RD SW	14F00060002012	C-1-C	MRC-2-C
22	2291 FAIRBURN RD SW	14F00060002013	RLC-C	MRC-2-C
23	2285 FAIRBURN RD SW	14F00060002014	RLC-C	MRC-2-C
24	FAIRBURN RD SW	14F00060002068	R-4	MRC-2-C
25	3749 CAMPBELLTON RD SW	14F00060001036	C-1	MRC-2-C
26	2292 FAIRBURN RD SW	14F00060001047	C-1	MRC-2-C
27	FAIRBURN RD SW		C-1	MRC-2-C
28	FAIRBURN RD SW	14F00060001052	C-1/RLC	MRC-2-C
29	3721 CAMPBELLTON RD SW	14F00060001053	C-1	MRC-2-C
30	3715 CAMPBELLTON RD SW	14F00060001017	C-1	MRC-2-C
31	3709 CAMPBELLTON RD SW	14F00060001042	C-1	MRC-2-C
32	CAMPBELLTON RD SW	14F00060001051	C-1	MRC-2-C
33	3685 CAMPBELLTON RD SW	14F00060001033	C-1	MRC-2-C
34	3667 CAMPBELLTON RD SW	14F00060001045	C-1	MRC-2-C
35	CAMPBELLTON RD SW	14F00060001046	C-1	MRC-2-C
36	3661 CAMPBELLTON RD SW	14F00060001054	C-1	MRC-2-C

**Z-12-12**  
**ATTACHMENT “CB”**  
**Map “Attachment C” Parcels (continued)**

Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
37	CAMPBELLTON RD SW	14F00060001030	C-1	MRC-2-C
38	3605 CAMPBELLTON RD SW	14F00060001026	R-4	MRC-2-C
39	BARGE RD SW	14F00060001037	R-4/C-1	MRC-2-C
40	3640 CAMPBELLTON RD SW	14F0006 LL159	C-1	MRC-2-C
41	3642 CAMPBELLTON RD SW	14F0006 LL179	C-1	MRC-2-C
42	CAMPBELLTON RD SW	14F0006 LL178	C-1	MRC-2-C
43	3684 CAMPBELLTON RD SW	14F0006 LL169	C-1	MRC-2-C
44	CAMPBELLTON RD SW	14F0006 LL170	C-1	MRC-2-C
45	3700 CAMPBELLTON RD SW	14F0006 LL167	C-1	MRC-2-C
46	3704 CAMPBELLTON RD SW	14F0006 LL071	C-1	MRC-2-C
47	3720 CAMPBELLTON RD SW	14F0006 LL149	C-1	MRC-2-C
48	CAMPBELLTON RD SW	14F0006 LL175	C-1	MRC-2-C
49	3740 CAMPBELLTON RD SW	14F0006 LL177	C-1	MRC-2-C
50	3750 CAMPBELLTON RD SW	14F0006 LL153	C-1	MRC-2-C
51	2374 FAIRBURN RD SW	14F0006 LL150	C-1	MRC-2-C
52	2376 FAIRBURN RD SW	14F0006 LL174	C-1	MRC-2-C
53	2396 FAIRBURN RD SW	14F0006 LL161	C-1	MRC-2-C
54	FAIRBURN RD SW	14F0005 LL067	C-1	MRC-2-C
55	2426 FAIRBURN RD SW	14F0005 LL096	C-1	MRC-2-C
56	2440 FAIRBURN RD SW	14F0005 LL097	C-1	MR-4B-C
57	2466 FAIRBURN RD SW	14F0005 LL066	C-1-C	MR-4B-C
58	2387 FAIRBURN RD SW	14F00060002062	C-1	MRC-2-C
59	2381 FAIRBURN RD SW	14F00060002053	C-1	MRC-2-C
60	FAIRBURN RD SW	14F00060002082	C-1	MRC-2-C
61	2373 FAIRBURN RD SW	14F00060002058	C-1	MRC-2-C
62	3762 CAMPBELLTON RD SW	14F00060002059	C-1	MRC-2-C
63	3768 CAMPBELLTON RD SW	14F00060002038	C-1	MRC-2-C
64	3772 CAMPBELLTON RD SW	14F00060002037	C-1	MRC-2-C
65	CAMPBELLTON RD SW	14F00060002075	C-1	MRC-2-C
66	3788 CAMPBELLTON RD SW	14F00060002081	C-1	MRC-2-C
67	3810 CAMPBELLTON RD SW	14F00060002077	C-1	MRC-2-C
68	CAMPBELLTON RD SW	14F00060002079	C-1	MRC-2-C
69	CAMPBELLTON RD SW	14F00060002033	C-1	MRC-1-C
70	3880 CAMPBELLTON RD SW	14F00060002032	C-1	MRC-1-C
71	3892 CAMPBELLTON RD SW	14F00060002031	C-1	MRC-1-C
72	CAMPBELLTON RD SW	14F0032 LL021	C-2-C	MRC-1-C

Z-12-12  
SUBSTITUTE  
ATTACHMENT "C"  
NPU-P  
Council District 11



**Existing Zoning Districts:**

- **RG-3:** Residential General (Multi-Family)
- **R-LC:** Residential Limited Commercial
- **C-1:** Community Business
- **C-1-C:** Community Business – Conditional
- **C-2-C:** Commercial Service - Conditional

**Proposed Zoning Districts:**

- **MR-3-C:** Multi-family Residential - Conditional
- **MR-4B-C:** Multi-family Residential - Conditional
- **MRC-1-C/ MRC-2-C:** Mixed Residential Commercial - Conditional

