

AN ORDINANCE BY COUNCILMEMBERS J. P. MATZIGKEIT AND DUSTIN HILLIS TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE R-LC (RESIDENTIAL LIMITED COMMERCIAL DISTRICT), C-1 (COMMUNITY BUSINESS), C-2 (COMMERCIAL SERVICE), C-3 (COMMERCIAL RESIDENTIAL), C-4 (CENTRAL AREA COMMERCIAL RESIDENTIAL), C-5 (CENTRAL BUSINESS SUPPORT), I-1 (LIGHT INDUSTRIAL), I-MIX (INDUSTRIAL MIXED USE DISTRICT), I-2 (HEAVY INDUSTRIAL), NC (NEIGHBORHOOD COMMERCIAL), AND MRC (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICTS SO AS TO ALLOW A "PARTY HOUSE" AS A USE.

WHEREAS, residential neighborhoods are designed for residential dwelling and the peaceful enjoyment of the residents; and

WHEREAS, in recent times there has been an accelerated intrusion of commercial uses in established residential areas by large-scale commercial events; and

WHEREAS, the occurrence of loud or unruly gatherings on residential property is a threat to the quiet enjoyment of the property and to the public health, safety, and welfare due to excessive noise, traffic obstruction of streets, service of alcohol to minors, public drunkenness, fights, disturbances of the peace, vandalism and litter; and

WHEREAS, such intrusion has caused the degradation of the residential character of the neighborhoods; and

WHEREAS, large-scale commercial events in dwelling units shall be directed to commercial areas where they are viable without infringing on the residential character of neighborhoods; and

WHEREAS, the Atlanta City Council finds that allowing large-scale commercial events in dwelling uses, subject to certain permits, will not negatively impact the intent of the RL-C, C-1, C-2, C-3, C-4, C-5, I-1, I-MIX, I-2, NC, or MRC districts; and

WHEREAS, the Atlanta City Council finds this amendment to the RL-C, C-1, C-2, C-3, C-4, C-5, I-1, I-MIX, I-2, NC, and MRC zoning district regulations will serve the public health, safety, and general welfare of the community.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1: So as to add a new definition to Section 16-29.001 entitled "Party House". Section 16-29.001 is hereby amended to add:

(86) *Party House*: A single-family, two-family, or multi-family dwelling unit, including all accessory structures, which used for the purpose of hosting a commercial event. For this definition, commercial event includes parties, ceremonies, receptions or similar large-scale gatherings where the attendees are charged entry to the event, or the structure and its curtilage otherwise functions as a commercial recreation facility.

Section 2: City Code Sec. 16-09.005(1) governing special use permits in the R-LC (Residential Limited Commercial District) zoning district is hereby amended to add subparagraph (g) which shall read:

(g) Party house

Section 3: City Code Sec. 16-11.005(2) governing special permits in the C-1 (Community Business District) zoning district is hereby amended to add subparagraph (g) which shall read: (g)

Party house

Section 4: City Code Sec. 16-12.005(2) governing special use permits in the C-2 (Commercial Service District) zoning district is hereby amended to add subparagraph (g) which shall read: (g)

Party house

Section 5: City Code Sec. 16-13.005(2) governing special permits in the C-3 (Commercial Residential District) zoning district is hereby amended to add subparagraph (g) which shall read: (g)

Party house

Section 6: City Code Sec. 16-14.005(2) governing special permits in the C-4 (Central Area Commercial Residential District) zoning district is hereby amended to add subparagraph (h) which shall read:

(h) Party house

Section 7: City Code Sec. 16-15.005(2) governing special permits in the C-5 (Central Business Support District) zoning district is hereby amended to add subparagraph (g) which shall read:

(g) Party house

Section 8: City Code Sec. 16-16.005(2) governing special permits in the I-1 (Light Industrial District) zoning district is hereby amended to add subparagraph (e) which shall read:

(e) Party house

Section 9: City Code Sec. 16-16A.006(2) governing special permits in the I-MIX (Industrial Mixed Use District) zoning district is hereby amended to add subparagraph (d) which shall read: (d) Party house

Section 10: City Code Sec. 16-17.005(2) governing special permits the I-2 (Heavy Industrial District) zoning district is hereby amended to add subparagraph (e) which shall read: (e) Party house

Section 11: City Code Sec. 16-32.007(1) governing special permits in the NC (Neighborhood Commercial District) zoning district is hereby amended to add subparagraph (m) which shall read:

(m) Party house

Section 12: City Code Sec. 16-34.007(2) governing special permits in the MRC (Mixed Residential Commercial District) zoning district is hereby amended to add subparagraph (u) which shall read:

(u) Party house

Section 13. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby waived to the extent of the conflict.

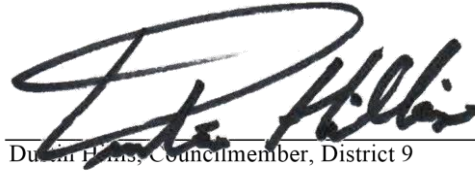
**CITY COUNCIL
ATLANTA, GEORGIA**

19-O-1393

SPONSOR SIGNATURES



JP McZigkeit, Councilmember, District 8



Duane Evans, Councilmember, District 9

**CITY COUNCIL
ATLANTA, GEORGIA**

19-O-1393

AN ORDINANCE BY COUNCILMEMBERS J. P. MATZIGKEIT AND DUSTIN HILLIS TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE R-LC (RESIDENTIAL LIMITED COMMERCIAL DISTRICT), C-1 (COMMUNITY BUSINESS), C-2 (COMMERCIAL SERVICE), C-3 (COMMERCIAL RESIDENTIAL), C-4 (CENTRAL AREA COMMERCIAL RESIDENTIAL), C-5 (CENTRAL BUSINESS SUPPORT), I-1 (LIGHT INDUSTRIAL), I-MIX (INDUSTRIAL MIXED USE DISTRICT), I-2 (HEAVY INDUSTRIAL), NC (NEIGHBORHOOD COMMERCIAL), AND MRC (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICTS SO AS TO ALLOW A "PARTY HOUSE" AS A USE.

Workflow List:

Clerk of Council	Completed	07/02/2019 10:07 AM
Zoning Review Board Staff	Skipped	07/02/2019 11:29 AM
Atlanta City Council	Completed	07/01/2019 1:00 PM
Mayor's Office	Pending	

RESULT: REFERRED WITHOUT OBJECTION

AN ORDINANCE BY COUNCILMEMBERS J. P. MATZIGKEIT AND DUSTIN HILLIS TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE R-LC (RESIDENTIAL LIMITED COMMERCIAL DISTRICT), C-1 (COMMUNITY BUSINESS), C-2 (COMMERCIAL SERVICE), C-3 (COMMERCIAL RESIDENTIAL), C-4 (CENTRAL AREA COMMERCIAL RESIDENTIAL), C-5 (CENTRAL BUSINESS SUPPORT), I-1 (LIGHT INDUSTRIAL), I-MIX (INDUSTRIAL MIXED USE DISTRICT), I-2 (HEAVY INDUSTRIAL), NC (NEIGHBORHOOD COMMERCIAL), AND MRC (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICTS SO AS TO ALLOW A "PARTY HOUSE" AS A USE.

➔ VOTE RECORD - ORDINANCE 19-O-1393					
<input type="checkbox"/> ADOPTED <input type="checkbox"/> ADVERSED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> ACCEPTED AND FILED <input type="checkbox"/> FIRST READING <input type="checkbox"/> SECOND READING <input type="checkbox"/> THIRD READING <input type="checkbox"/> FOURTH READING <input type="checkbox"/> FIFTH READING <input type="checkbox"/> REFERRED TO COMMITTEE <input type="checkbox"/> HELD IN COMMITTEE <input type="checkbox"/> TABLED <input type="checkbox"/> DEFERRED <input type="checkbox"/> RECONSIDERED <input type="checkbox"/> FILED <input type="checkbox"/> ADOPTED AS AMENDED <input type="checkbox"/> AMENDED <input type="checkbox"/> ACCEPTED <input type="checkbox"/> SUBSTITUTED <input type="checkbox"/> AMENDED SUBSTITUTE <input type="checkbox"/> FILED BY COMMITTEE <input type="checkbox"/> REFERRED TO ZRB AND ZC <input checked="" type="checkbox"/> REFERRED WITHOUT OBJECTION <input type="checkbox"/> ADOPTED ON SUBSTITUTE <input type="checkbox"/> ADOPTED SUBSTITUTE AS AMENDED <input type="checkbox"/> FORWARDED WITH NO RECOMMENDATI <input type="checkbox"/> REFERRED TO SC <input type="checkbox"/> FILED WITHOUT OBJECTION <input type="checkbox"/> FAILED <input type="checkbox"/> FORWARDED TO FC/NQ <input type="checkbox"/> FAVORABLE ON SUBSTITUTE <input type="checkbox"/> FAVORABLE/SUB/AMENDED					
			YES/AYE	NO/NAY	ABSTAIN
	MICHAEL JULIAN BOND		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MATT WESTMORELAND		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDRE DICKENS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CARLA SMITH		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	AMIR R FAROKHI		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANTONIO BROWN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	CLETA WINSLOW		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NATALYN MOSBY ARCHIBONG		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JENNIFER N IDE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HOWARD SHOOK		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JP MATZIGKEIT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DUSTIN HILLIS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ANDREA L BOONE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARCI COLLIER OVERSTREET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	JOYCE M SHEPERD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/> FAVORABLE/SUB/AMND/COND <input type="checkbox"/> FAVORABLE/AMND/COND <input type="checkbox"/> FAVORABLE AS AMENDED <input type="checkbox"/> RETURNED AS HELD <input type="checkbox"/> FAVORABLE ON CONDITION <input type="checkbox"/> FAVORABLE/SUB/CONDITION <input type="checkbox"/> QUADRENNIALY TERMINATED <input type="checkbox"/> QUESTION CALLED <input type="checkbox"/> ROUTED TO COW <input type="checkbox"/> SUSTAINED <input type="checkbox"/> OVERRIDEN <input type="checkbox"/> NOT ACCEPTED BY COMMITTEE <input type="checkbox"/> SUSTAINED W/O OBJECTION <input type="checkbox"/> TABLED W/O OBJECTION <input type="checkbox"/> HELD IN COW	
--	--

Certified by Presiding Officer	Certified by Clerk
<p>Mayor's Action</p> <p><i>See Authentication Page Attachment</i></p>	