

MR-MU Zoning Z-21-74 - Inman Park

At the last IPNA meeting, a presentation was given by Josh Humphries, Director of Housing and Economic Development for the city of Atlanta on the proposed MR-MU rezoning on parcels located within walking distance of the MARTA stations around the city. For anyone who could not attend the meeting, the recording of the September meeting is available here <https://vimeo.com/606145857> .

Since that presentation, number of significant changes have been made to Z-21-74 which outlines what the MR-MU zoning allows in terms of density, minimum parking requirements, and Accessory Dwelling Units. There are two other pieces of zoning legislation, Z-21-73 which proactively rezones the identified parcels from R-5 to MR-MU and CDP-21-43 which amends the CDP to allow for MR-MU in the proposed areas. The vote to approve both of those pieces of legislation has been delayed likely until early 2022.

At the October IPNA meeting, we will be discussing the changes to Z-21-74 and separately voting on each section of the three proposed changes. The other neighborhoods within NPU-N are following this same voting process. We can also add comments and recommendations to our final decision. The city has provided us with a revised presentation that incorporates the changes. That presentation is attached and will also be available on the IPNA website. In addition, the revised ordinance showing the changes from the last version is attached. Below is a breakdown of the changes to the ordinance.

The most recent significant changes to Z-21-74 are as follows:

Section 1- MR-MU Affordable Housing Bonus

- Allows variation via a special administrative permit (SAP) from required front-yard depth of 25 feet to match existing setbacks of the shortest setback of the three adjacent buildings on either side of the block face.
- New Maximum unit sizes:
 - Unit- Maximum dwelling size
 - 1st Unit- 2500 sq ft.
 - 2nd Unit-2000 sq ft
 - All subsequent units-1500 sq ft.
- Parking for all units must be leased or sold separately from each unit.
- No temporary or final Certificate of Occupancy will be issued for buildings with affordable units until all reporting and legal requirements are met.
- Minimum lot size 5,000 sq ft. (R-5 requires 7500 sq ft)
- Minimum street frontage is 40 linear ft (R-5 requires 50 ft)
- Maximum lot Coverage:
 - 1-4 units 55% (same as R-5)
 - 5-8 units 60%
 - 9-12 units 65%

- Preservation of an existing structure that is at least 50 years old and contains at least 1 dwelling unit, an additional lot coverage bonus of 5% will be given.

Section 2 - Parking

- No minimum parking requirements for single family and duplex homes.

Section 3- Accessory Dwelling Units

- Detached Dwelling unit is defined as an independent dwelling unit detached from the primary structure. The height and size of the ADU is determined by the IP ordinance.
- Attached Dwelling Unit is defined as an independent dwelling unit attached to the primary structure and can be up to 1,000 sq ft or 50% of the primary structure. (R-5 currently allows 750 sq ft period.)
- Still allows the sale of ADU's but only one ADU may be sold on each lot.
 - ADU's may be subdivided from the lot
- Setbacks for ADU's will still be governed by the IP ordinance.
- For Zero Lot Line subdivisions:
 - The proposed lot cannot be less than 2500 sq feet.
 - The proposed lot must have an individual frontage of 5ft for street access.
 - Both the primary lot and the proposed subdivided lots must have a combined street frontage of 50 feet.

To keep the meeting on time, please carefully review the attached ordinance and the presentation and have your questions ready. If you want to email me your questions in advance that would be fine and I can possibly get the answer to you before the meeting.

Please contact me at Zoning@inmanpark.org with your questions or concerns.

Regina Brewer
VP Zoning, IPNA