



**CITY COUNCIL
ATLANTA, GEORGIA**

24-O-1619

Z-24-92 AN AMENDED ORDINANCE BY COUNCILMEMBER AMIR FAROKHI TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING CHAPTER 16-18A SPI-1 DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS TO AMEND THE PERMITTED USES IN SUBAREA 7, FAIRLIE-POPLAR, TO PERMIT SALES AND LEASING AGENCIES FOR NEW AND USED CARS AND MOTORCYCLES AS A PERMISSIBLE USE; TO REQUIRE THAT THE LOCATION OF SUCH USES BE LIMITED TO MULTISTORY BUILDINGS WITH ACCESSORY PARKING LOCATED IN EXISTING PARKING DECKS; AND FOR OTHER PURPOSES.

WHEREAS, the Downtown Special Public Interest District (“SPI-1”) exists to encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses; and

WHEREAS, the SPI-1 district regulations encourage the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner; and

WHEREAS, sales and leasing agencies for new and used cars and motorcycles is not a permitted use in Subarea 7 of SPI-1; and

WHEREAS, amending the permitted use table in the SPI-1 district regulations to permit sales and leasing agencies for new and used cars and motorcycles in Subarea 7 with such uses limited to multistory buildings with accessory parking located in existing parking decks aligns with the goals and intent of SPI-1 by maintaining occupied space at the sidewalk level in Downtown; and

WHEREAS, SPI-1 includes several existing parking decks with capacity available to provide necessary space requirements for car and motorcycle sales and leasing operations; and

WHEREAS, Section 1-102(b) of the Charter of the City of Atlanta (“City”) provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City Council finds that a text amendment to add sales and leasing agencies for new and used cars and motorcycles as a permitted use in Subarea 7 of SPI-1 with such uses limited to multistory buildings with accessory parking located in existing parking decks is in the best interest of the public health, safety and welfare.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:

SECTION 1: That the SPI-1 Downtown: Use Table (Commercial/Retail) in City Code Section 16-18A.006 governing permitted principal uses and structures in the SPI-1 zoning district is hereby amended as follows (with new language in underline font and deleted language in strikethrough font):

Sales and leasing agencies for new and used cars and	P	P	P	P	X	X	XP *
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motorcycles							
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SECTION 2: That Section 16-18A.006 is hereby amended to include the following text below the SPI-1 Downtown: Use Table:

*In Subarea 7 the sales and leasing agency shall be located in a building containing a minimum of 10 stories and any accessory parking for cars and motorcycles shall be located in an existing parking deck with an allowable maximum of 50 parking spaces devoted to the sales and leasing agency use. Parking spaces devoted to the sales and leasing agency use shall be clearly marked or signed.

SECTION 3: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby waived to the extent of the conflict.

A true copy,

Corrine A. Lindo

Municipal Clerk

ADOPTED as amended by the Atlanta City Council

FEB 17, 2025

APPROVED per City Charter Section 2-403

FEB 26, 2025