

CHAPTER 20L. INMAN PARK HISTORIC DISTRICT REGULATIONS

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Sec. 16-20L.001. Statement of intent.

The intent of the regulations for the Inman Park Historic District is as follows:

1. To preserve the historic physical pattern of this district, including curvilinear streets and parks, the spatial relationships between buildings, and the spatial relationship between buildings and the street;
2. To preserve the architectural history of this district including residential, institutional, commercial, and industrial buildings;
3. To preserve the diversity of housing types that exists within this district and preserve the historic platting pattern exhibited by this district's contributing structures;
4. To ensure that new development is compatible with present architectural and spatial relationships that characterize this district;
5. To ensure that new construction is consistent with the character of the subarea within this district in which it is to be built and that such new construction reinforces existing patterns present in the district;
6. To preserve the residential character of this district and to ensure that new construction reflects and reinforces the exceptional design features that were established in the original plan for Inman Park;
7. To ensure that new construction observes the setbacks and heights of the original development of this district and is compatible with the historic character of this district;
8. To create a diverse urban environment where people can live, work, and play;
9. To promote a balance of retail, service, office, dining, and residential uses that serve the subareas and adjacent neighborhoods;
10. To recognize the importance of parks, open space, and institutional buildings in the development of one of Atlanta's earliest garden suburbs;
11. To ensure that new development that uses contemporary design and materials is compatible with and sensitive to the historic character of this district;
12. To encourage containment of existing commercial areas and discourage encroachment of the commercial areas into the historic residential area;
13. To ensure that the original design characteristics of historic commercial and industrial buildings serve as the basis on which plans for new construction,

- additions, and rehabilitation of commercial and industrial buildings will be judged by the commission for harmony, compatibility, and appropriateness to district;
14. To preserve and enhance the historic and architectural appearance of this district;
 15. To mitigate any negative effects that existing and proposed commercial properties may have on adjoining residential properties in this district;
 16. To discourage displacement of residents, to allow for a variety of housing opportunities compatible with and complementary to the architectural character of the neighborhood, and to ensure the health, safety, and welfare of the neighborhood residents;
 17. To prohibit the development of larger scale highway-oriented retail, service, office, and dining uses intended to serve larger areas of the city than a single neighborhood or a small group of neighborhoods;
 18. To encourage a grid of connected streets to improve walkability and access within the district;
 19. To facilitate safe, attractive, and convenient pedestrian circulation and minimize conflicts between pedestrians and vehicles;
 20. To encourage pedestrian flow through the design of buildings with sidewalk-level uses opening directly onto sidewalks adjacent to public streets;
 21. To improve pedestrian access within each subarea and to and from the surrounding neighborhoods;
 22. To establish building façade lines and sidewalk requirements and reserve the space between buildings and the street for pedestrian functions;
 23. To encourage the rehabilitation or development of industrial areas to include proportionately significant residential uses; and
 24. To minimize the use of adjacent neighborhood streets for commercial area parking by establishing adequate parking requirements and encouraging shared parking arrangements.

Sec. 16-20L.002. Scope of regulations.

The scope of these regulations for the Inman Park Historic District is as follows:

1. Except where it is otherwise explicitly provided, Chapter 20 applies to the Inman Park Historic District. Whenever the regulations of the Inman Park Historic District conflict with the provisions of Chapter 20, the regulations of the Inman Park Historic District will govern.
2. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations pertaining to properties within the Inman Park Historic District shall

continue to apply. When there is any conflict between said other regulations and the following regulations of the Inman Park Historic District the interpretation provision set forth in Section 16-20.011(c) shall govern.

3. When there is any conflict between the density and height provisions of zoning conditions existing at the time of the adoption of this Chapter or any conflict between, the other Chapters of the Zoning Ordinance and this Chapter, the Inman Park Historic District shall govern.

Sec. 16-20L.003. Boundaries.

The boundaries of this district constitute an overlay Historic District zoning district, which district shall be as shown on the official zoning map adopted herewith entitled "Inman Park Historic District Map." The district is divided into three subareas as follows:

1. Inman Park Core District, Subarea 1.
2. DeKalb Avenue Corridor Transitional District, Subarea 2.
3. BeltLine and Industrial Transitional District, Subarea 3.

Sec. 16-20L.004. Definitions.

The following definitions shall apply to this Chapter; provided, however, that when a term is not defined in this Section, the definitions in Chapters 20 and 29 of this part shall apply:

1. *Block*. Shall mean an area of land located within a continuous perimeter of public streets. Such area shall begin at the back edge of the curb of the adjacent street. The BeltLine or Freedom Parkway, when no intervening street exists, shall be permitted to count as an adjacent street for purposes of this term, beginning at the edge of the adjacent BeltLine or Freedom Parkway right-of-way.
2. *Block face*. Shall mean one side of a block, located between two consecutive street intersections.
3. *Civic*. Shall mean any of the following uses: institutions of higher learning, including colleges and universities; museums, art galleries, libraries, and similar profit or non-profit cultural facilities; public schools or private schools having similar academic curricula and special schools for exceptional children; and police departments, fire departments, and similar governmental agency or departmental facilities.
4. *Front façade* means the exterior wall closest to the front property line independent of any front porch.

5. *Height of building.* Notwithstanding the provisions of Section 16-29.001(27), height shall be measured as the vertical distance from the average finished grade on the front elevation to the highest point of the roof or façade, whichever is higher.
6. *Mixed use.* Notwithstanding the provisions of Section 16-29.001(24), such term shall mean any development which contains as principle uses both residential and nonresidential uses on the same development site, and in which both of such uses are at least 20 percent of the total floor area, excluding accessory uses.

Sec. 16-20L.005. General regulations.

The following general regulations shall apply to all properties located within this district.

1. General criteria.
 - a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in Section 16-20.008.
 - b. Compatibility rule.
 - i. The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of like use of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of like use of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."
 - ii. Whenever individual block faces are void of contributing structures, the contributing structures located on the block or on the opposing block face shall be utilized for purposes of adhering to compatibility rule provisions. If the block or the opposing block face is void of contributing structures, the five nearest contributing structures of like use within the respective subarea shall be utilized.

- c. Through lots shall be permitted to treat the yard adjacent to the rear frontage as a rear yard for purposes of applying and meeting the district regulations related to yards and setbacks.

2. Certificates of appropriateness.

Table 1. Inman Park Historic District Certificates of Appropriateness Table

CERTIFICATES OF APPROPRIATENESS REGULATIONS
General Regulations
Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
Within Subarea 3, minor alterations and improvements existing at the time of enactment of this chapter may be made to structures existing at the time of enactment of this chapter in the amount of 30 percent of the floor area of such existing structure or 5,000 square feet, whichever is greater, all without the need of obtaining a certificate of appropriateness from the commission, so long as such alterations and additions meet the requirements of the underlying zoning classification (e.g., C-2 or I-2).
Type I Certificates
Type I certificates of appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure or portion thereof does not require a certificate of appropriateness.
Type II Certificates
Type II certificates of appropriateness shall be reviewed by the director of the commission and shall be required for: 1. All alterations or additions to existing structures that are no taller or wider than the existing structure, unless such alterations or additions are specifically exempted from certificates of appropriateness in the subarea regulations. 2. Fences 3. Walls 4. Accessory structures 5. Decks 6. Rear porches 7. Paving.
If a Type II certificate of appropriateness is required and the proposed alteration meets the regulations of this district, as applicable, the director of the commission shall issue Type II certificate within 14 days of the application.
If a Type II certificate of appropriateness is required and the proposed alteration does not meet the regulations of this district, as applicable, the director of the commission shall deny the application with notice to the applicant within 14 days of the application.
Type III Certificates
Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:

1. All new principal structures. 2. Additions that are located within the first 30 feet of the existing structure as measured from the building's front façade. 3. Additions that are wider than the existing structure. 4. Revisions to previously approved Type III certificates of appropriateness that result in an increase in floor area ratio, lot coverage, height, or a change in the building footprint. 5. Subdivisions, consolidations, and replats as required pursuant to Section 16-20L.005(5). 6. Variances and special exceptions.
Type IV Certificates
Type IV certificates of appropriateness shall be required for: 1. Demolition or moving of any contributing principal structure. 2. A partial demolition of a contributing principal structure only when such partial demolition will result in the loss of significant architectural features that destroy the structure's historic interpretability or importance.

3. Variances, special exceptions, and appeals.
 - a. Pursuant to Section 16-20.003, variance applications, applications for special exceptions, and appeals from these regulations shall be heard by the commission.
 - b. Appeals from the director's decision regarding the approval or denial of Type II certificates may be taken by any aggrieved person by filing an appeal in the manner prescribed in the appeals Section 16-20.008(a) for Type I certificates.
4. Financial hardship exemptions.
 - a. These regulations set forth a minimum standard of architectural compatibility with the rest of this district. However, in order to balance with other equally important objectives in the district, including economic development, neighborhood revitalization, and prevention of displacement of residents, the commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner.
 - b. In order to qualify for an economic hardship exemption, the applicant must first make a showing that the alterations requested are necessary in order to continue utilizing the structure for its intended purposes.
 - c. If the commission finds that the requirement of subsection (4)(b) of this Section is satisfied, it may grant an exemption, in whole or in part, only in accordance with each of the following factors, standards, and criteria:

- i. The burden of proof that the district regulations and guidelines pose a hardship shall be on the property owner by a preponderance of evidence standard.
 - ii. The commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:
 - (1) The present and future income of the property owner and those occupying the property;
 - (2) The availability, at present or in the future, or other sources of income of revenue, including loans, grants, and tax abatements;
 - (3) The costs associated with adherence to the district regulations in comparison to the costs associated with achieving the same proposal without the district regulations;
 - (4) The degree of existing architectural importance and integrity of the structure; and
 - (5) The purpose and intent of this Chapter.
 - iii. The commission shall balance these factors as applied to the property owner for said exemption and shall grant said exemption, in whole or in part, as appropriate to the case upon a finding that the economic hardship to the applicant is significant and substantially outweighs the need for strict adherence to these district regulations.
 - iv. Appeals from a final decision by the commission on financial hardship reviews shall be taken by any person aggrieved by such decision pursuant to Section 16-20.010.
5. Subdivisions or consolidations.
- a. In Subarea 1, the platting pattern of the district is an integral part of the historic character of the district. No subdivision or consolidation shall be approved unless it can be shown that the proposed subdivision or consolidation is substantially consistent with the historic character of the district as established by the Inman Park Historic District Map. In addition to the requirements of the subdivision and zoning ordinances, including but not limited to Sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions or consolidations of lots shall conform to the historic platting pattern in the Inman Park Historic District Map with regard to lot size, dimensions, and configurations. The compatibility rule shall apply to the frontage and minimum lot area, and no subdivision or consolidation shall be approved unless and until the commission has made a

finding that it is consistent with this provision or with the platting pattern of the Inman Park Historic District Map.

- b. In Subareas 2 and 3, no subdivision that will create additional lots or consolidation shall be approved unless and until the commission has made a finding that the proposed subdivision will result in lots that would allow for future development that would meet the district and subarea regulations without the need for variance or special exception. The commission may make such a finding independent of or concurrently with the review of proposed new construction, alterations, or additions on those same lots.

Sec. 16-20L.006. Permitted principal uses and structures.

1. In Subarea 1, the following regulations shall apply:
 - a. In no case shall there be more than one principal building and one principal use on a lot.
 - b. Limits on Two-Family development. In order to preserve the character of Single-Family pattern of development and to preserve the historic pattern of development in which accessory structures are visually subordinate to principal residential buildings, principal buildings that are designed as Two-Family dwellings shall conform to the historic pattern in which the two dwelling units are either side by side or one unit is located above the other unit.
2. Permitted Principal Uses and Structures Table. The following notations are utilized within Table 2 Permitted Principle Uses and Structures.
 - a. All development must comply with Table 2 " Inman Park Historic District Permitted Principal Uses and Structures Table". The permitted principal uses and special permit uses set forth in Table 2: Inman Park Historic District Permitted Principal Uses and Structures Table are the only uses permitted, as listed within each subarea. "Min" refers to minimum requirements. "Max" refers to maximum requirements.
 - b. Special Use Permit uses. A building or premises may only be used for designated uses by obtaining a Special Use Permit, and as indicated with a "SUP" in Table 2, subject to further restrictions where noted.
 - c. Properties shall be permitted to have the principal and accessory uses that are permitted by the underlying zoning designation, as indicated by "UZ" in Table 2 of the Inman Park Historic District Permitted Principal Uses and Structures Table.

Table 2. Inman Park Historic District Permitted Principal Uses and Structures Table

PRINCIPAL USES	SUBAREA 1	SUBAREA 2	SUBAREA 3
Residential Uses			
Multi-family dwellings	UZ	UZ	UZ
Single-Family detached dwelling	UZ	UZ	UZ
Two-Family dwelling	UZ	UZ	UZ
Non-Residential Uses Drive-through, drive-in facilities, and associated queuing areas are permitted only when completely enclosed within a building or parking structure.			
Bakeries and catering establishments	UZ	UZ	UZ – 5,000 sqft max
Banks and similar financial institutions (1)	UZ	UZ	UZ – 8,000 sqft max
Barber shops, beauty shops, and similar personal service establishments	UZ	UZ	UZ – 4,000 sqft max
Bed and breakfast inn	SUP	UZ	UZ
Child care centers, kindergartens, and special schools	SUP	SUP	UZ – 8,000 sqft max
Commercial greenhouses	UZ	UZ	UZ – 12,000 sqft max
Commercial recreation establishments including theaters and similar uses	UZ All such uses shall be located only within fully enclosed buildings.	UZ All such uses shall be located only within fully enclosed buildings.	UZ – 8,000 sqft max All such uses shall be located only within fully enclosed buildings.
Eating and drinking establishments	UZ	UZ	UZ – 8,000 sqft max
Laundry and dry-cleaning collection stations	UZ	UZ	UZ – 2,000 sqft max
Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging or treatment of articles, foods, components, products, clothing, machine, and appliances	UZ Only properties that are zoned I-1 or I-2 or that are used as legal nonconforming uses on the date of enactment of this Chapter, may be used for such uses.	UZ Only properties that are zoned I-1 or I-2 or that are used as legal nonconforming uses on the date of enactment of this Chapter, may be used for such uses.	UZ – 8,000 sqft max Only properties that are zoned I-1 or I-2 or that are used as legal nonconforming uses on the date of enactment of this Chapter, may be used for such uses.
Museums, art galleries, and studios, and similar cultural facilities	UZ	UZ	UZ
Nursing homes and convalescent centers	UZ	UZ	UZ
Offices and clinics, including veterinary clinics, laboratories, studios, and similar uses.	UZ Veterinary clinics shall be located within	UZ Veterinary clinics shall be located within	UZ Veterinary clinics shall be located within soundproof buildings when located

	soundproof buildings when located within 300 feet of any residential use.	soundproof buildings when located within 300 feet of any residential use.	within 300 feet of any residential use.
Printing establishments	UZ	UZ	UZ – 2,000 sqft max
Professional services establishments	UZ	UZ	UZ – 6,000 sqft max
Repair garages	UZ Repair garages shall not have entrances to service bays and/or vehicle storage areas that are open to and visible from a public street or park.	UZ Repair garages shall not have entrances to service bays and/or vehicle storage areas that are open to and visible from a public street or park.	UZ Repair garages shall not have entrances to service bays and/or vehicle storage areas that are open to and visible from a public street or park.
Retail establishments	UZ	UZ	UZ – 6,000 sqft max
Service and repair establishments	UZ	UZ	UZ – 4,000 sqft max
Discount variety stores	UZ Such uses shall be prohibited from locating within 5,280 feet of another such use.	UZ Such uses shall be prohibited from locating within 5,280 feet of another such use.	UZ – 6,000 sqft max Such uses shall be prohibited from locating within 5,280 feet of another such use.
Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, parking, train yards, warehousing, switching, or maintenance shops as the primary use	UZ	UZ	UZ
Supermarkets and grocery stores	UZ	UZ	UZ – 20,000 sqft max
Tailoring and similar establishments	UZ	UZ	UZ – 2,000 sqft max

Sec. 16-20L.007. Accessory uses and structures.

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures are permitted. These regulations include but are not limited to the following, subject to the limitations and requirements set forth in the district regulations:

1. Accessory structures, electrical charging stations, and mechanical equipment shall be located to the side or rear of the principal structure and shall not project beyond the front of the principal structure. Mechanical equipment located within a side or rear yard shall be perpetually screened with plant or fence materials to limit visibility from the public right of way of such equipment.
2. No accessory structure shall be constructed until construction of the principal structure has actually begun, and no accessory structure shall be used or occupied until the principal structure is completed and is in use.
3. Accessory structures shall not cover more than 25 percent of the rear yard.
4. The maximum number of accessory dwelling units permitted on any parcel shall be two units.
5. Permitted accessory uses and structures:
 - a. Greenhouses, garden sheds, private garages, accessory dwelling units, and similar structures.
 - b. Swimming pools, tennis courts, and similar active recreation facilities shall be subject to the following limitations:
 - i. Such active recreation facilities in any yard that is adjacent to a street without an intervening building shall require a special exception from the commission, which special exception shall be granted only upon finding that:
 - (1) The location prevents an adverse impact to adjoining property from noise, lights, or concentrations of persons or vehicular traffic; and
 - (2) The area for such activity could not reasonably be located elsewhere on the lot.
 - ii. The commission may condition any special exception for such facilities based on concerns regarding fencing, screening or other buffering, existence or location of lighting, hours of use, and such other matters as are reasonably required to ameliorate any potential negative impacts of the proposed facility on adjoining property owners.
 - c. Home occupations, subject to limitation set forth in Section 16-29.001(17).
 - d. Temporary structures necessary for active construction projects.
 - e. Electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE.
 - f. Devices for the generation of energy, such as solar panels, and similar devices shall not be located (1) on a front street facing roof plane or (2) within the first 30 feet or 25 percent, whichever is less, of a side facing roof plane as measured from the building's front façade. For such devices, the commission shall be

provided a technical solar report produced by a certified technician prior to installation of such devices.

Sec. 16-20L.008. Development Controls.

1. Sidewalks.

- a. Public sidewalks shall be located along all public streets and shall have the minimum widths specified in Table 3. Inman Park Historic District Development Controls. Sidewalks shall consist of two zones: a street furniture and tree planting zone; and a clear zone.
- b. All sidewalk paving shall be a type specified by the director of the bureau of planning in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way.
- c. An additional paved walkway from the front sidewalk to the front entry of the principal structure shall be required.

2. Floor area.

- a. Subarea 3 floor area bonuses.
 - i. A development shall be entitled to a floor area bonus such that for every one square foot by which the total of open space or public space provided on a lot (including new streets that satisfy the standards of subsection 16-36.010(5)(a)) exceeds the requirements for open space of Table 3. Inman Park Historic District Development Controls, up to two additional square feet of floor area is permitted on such lot. Such bonus shall apply regardless of whether such excess open space or public space is provided pursuant to any other requirements of this Chapter (e.g., BeltLine buffer, new streets, or sidewalks).
 - ii. Affordable housing bonus. Residential uses shall be permitted a floor area bonus of 0.500 times gross lot area, provided that at least 15 percent of the total residential rental units shall be actively marketed for lease or for sale to households having an income, as certified by the prospective tenant(s) at the time of execution of the applicable lease agreement, that does not exceed 80 percent Average Median Income for the family size having the same number of persons as the subject household for the Atlanta-Sandy Springs-Marietta, Georgia HUD Metro Fair Market Rent Area (as published by HUD as of the date of the tenant's application). The monthly rent amount or purchase amount (not including utilities and mandatory fees) for each affordable workforce housing unit shall be no more than 30 percent of the

household's monthly gross income as published periodically by HUD. The following Sections shall further apply to the affordable housing bonus provisions of this district.

- (1) Section 16-36A.004. On-site affordability requirement.
 - (2) Section 16-36A.005. Plans to conform.
 - (3) Section 16-36A.006. Certificate of occupancy.
 - (4) Section 16-36A.011. Monitoring and enforcement.
- iii. Ground-floor commercial office or retail bonus. Developments which provide street-fronting, sidewalk level retail office or retail establishments or eating and drinking establishments which together comprise a minimum of 20 percent of the building foot print and meet all of the requirements of Section 16-36.014 shall entitle the development a floor area bonus equal to the square footage of such establishments, which bonus may be used for residential or nonresidential.
 - iv. Civic bonus. Developments providing community centers made available to the general public during the same time period of each day that community centers or recreation centers operated by the City of Atlanta are open, shall be permitted a floor area bonus equal to the total floor area of the community center provided.
3. Open space. In mixed use developments, open space or public space is not required for the residential or the nonresidential component of a development if such component comprises less than 20 percent of the floor area developed on the lot.
 4. Parking and driveways.
 - a. See Section 16-28.008(7) for limitations on required off-street parking in required yards adjacent to streets in residential districts; limitations on paving such yards.
 - b. Off-street parking shall not be permitted between the principal structure and any public street.
 - c. Parking shall not be permitted on walkways or between the street and the front façade of the principal structure.
 - d. The use of alleys for access to parking is both permitted and encouraged. No variance is required for driveways coming off of an alley; provided, however, that such driveways shall not extend past any façade which faces a public street.
 - e. Notwithstanding any provision of the City of Atlanta Code of Ordinances to the contrary, park-for-hire surface parking lots and park-for-hire parking decks are permitted only as an accessory use for uses other than Single-Family and

Two-Family uses. Said accessory spaces in park-for-hire decks may be authorized to be used only as part of a shared parking arrangement after normal business hours.

- f. Variations in parking requirements. The director of the bureau of planning may reduce parking requirements, provided the character or use of the building is such as to make unnecessary the full provisions of parking facilities, or where such regulations would impose an unreasonable hardship on the use of the lot; or provided there is a shared parking arrangement. Said shared parking arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access. Additionally, all shared parking spaces shall be clearly marked and signed as reserved during specified hours. An applicant shall submit the following:
 - i. A to-scale map indicating location of all proposed parking spaces;
 - ii. Hours of business operations;
 - iii. Written consent of all property owners agreeing to the shared parking arrangement;
 - iv. Copies of parking leases.
5. Development Controls Table. All development must comply with Table 3 "Inman Park Historic District Development Controls Table". "CR" refers to the compatibility rule. "UZ" refers to underlying zoning. "Min" refers to minimum requirements. "Max" refers to maximum requirements.

Table 3. Inman Park Historic District Development Controls Table

SIDEWALKS		SUBAREA 1	SUBAREA 2	SUBAREA 3
Street Furniture and Landscape Zone	Width	CR	UZ	5' min
	Location	CR	UZ	
Clear Zone	Width	CR	UZ	7' min
	Location	CR	UZ	
YARDS		SUBAREA 1	SUBAREA 2	SUBAREA 3
New construction for Single-Family and Two-Family Uses	Front and half-depth front	CR		
	Rear	Lesser of CR or 7' min		
	Side	Lesser of CR or 7' min		
New construction for All Other Residential Uses	Front and half-depth front	CR	5' min, 15' max	10' min
	Rear	CR	UZ	20' min
	Side	CR	UZ	20' min

New construction for All Other Non-Residential Uses	Front and half-depth front	CR	5' min, 15' max	No min
	Rear	CR	UZ	No min
	Side	CR	UZ	No min
Accessory Structures for Single-Family and Two-Family Uses	Rear (without public street frontage)	- Setback of 7' for accessory structures with a pitched roof higher than 17' - Setback of 7' for accessory structures with a flat roof higher than 13' - Setback of 3' for accessory structures with a pitched roof with a height of up to 17' - Setback of 3' for accessory structures with a flat roof with a height of up to 13'		
	Rear (with public street frontage)	Lesser of CR or 7' min		
	Side	- Setback of 7' for accessory structures with a pitched roof higher than 17' - Setback of 7' for accessory structures with a flat roof higher than 13' - Setback of 3' for accessory structures with a pitched roof with a height of up to 17' - Setback of 3' for accessory structures with a flat roof with a height of up to 13'		
	Half depth front yard	7' min or the setback of the principal structure to the property line, whichever is greater		
Accessory Structures for All Other Uses	Rear	Lesser of CR or 7' min		
	Side	CR	UZ	
Additions, Alterations for Single-Family and Two-Family Uses	Front and half-depth front	CR		
	Rear	Lesser of CR or 7' min		
	Side	CR, minimum – no maximum		
FLOOR AREA RATIO		SUBAREA 1	SUBAREA 2	SUBAREA 3
Single-Family and Two-Family Accessory Structures, not including Accessory Dwelling Units		30% of the principal structure or 450 sqft, whichever is greater. When an Accessory Structure contains both an Accessory Dwelling Unit and other uses, the area of the Accessory Dwelling Unit shall not be included when calculating the total area of the accessory building.		
Accessory Dwelling Units		40% of the principal structure but not more than 1,200 sqft.		

Single-Family and Two-Family Uses		.5 max		
All Other Residential Uses		UZ	.696 max	
All Other Non-Residential Uses		UZ	1.0 max	
Combined Mixed Use		UZ	1.696 max	1.196 max
With Bonuses		UZ	-	1.696 max
LOT COVERAGE		SUBAREA 1	SUBAREA 2	SUBAREA 3
Maximum Lot Coverage for All Uses		UZ		
BUILDING HEIGHTS		SUBAREA 1	SUBAREA 2	SUBAREA 3
Accessory Structures for Single-Family and Two-Family Uses		Lesser of 26' or the height of the principal structure		
Single-Family and Two-Family Uses		CR, not to exceed 35'		
Addition to Single Family and Two-Family Uses		No higher than the highest roof ridge line of the existing structure		
Height of first floor above grade		CR	UZ	UZ
All Other Uses	Less than 150' from R districts	CR	35' max	18' min façade height, 35' max
All Other Uses	150' or more from R districts	CR	52' max	18' min façade height, 52' max
OPEN SPACE AND PUBLIC SPACE		SUBAREA 1	SUBAREA 2	SUBAREA 3
Open Space: Single-Family and Two-Family Uses		UZ		
Open Space: All Other Residential Uses		UZ		
Public Space: Non Residential Uses	Less than 40,000 sqft of floor area	UZ		None required
	40,000 to 74,999 sqft of floor area	UZ		Min 5% of the lot area
	75,000 to 124,999 sqft of floor area	UZ		Min 10% of the lot area
	More than 125,000 sqft of floor area	UZ		Min 20% of the lot area
PARKING AND DRIVEWAYS		SUBAREA 1	SUBAREA 2	SUBAREA 3
Parking requirements, calculations		UZ		
Driveways	Widths, Single-Family Uses	10' max for individual lots, 15' for shared driveways with two lots	UZ	10' max for individual lots, 15' for shared driveways with two lots

	Widths, Two-Family Uses	10' max for a driveway on an individual lot, 15' for a driveway shared by two lots	UZ	10' max for a driveway on an individual lot, 15' for a driveway shared by two lots
	Widths, All Other Uses	24' max	UZ	24' max

Sec. 16-20L.09. Design Standards.

1. For all subareas.

- a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
- d. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
- e. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
- f. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- g. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- h. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- i. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2. Building Materials and Design Elements. All development must comply with Table 4 "Inman Park Historic District Building Materials and Design Elements Table". "CR" refers to the compatibility rule. "Min" refers to minimum requirements. "Max" refers to maximum requirements.

Table 4. Inman Park Historic District Building Materials and Design Elements

BUILDING MATERIALS AND DESIGN ELEMENTS		SUBAREA 1	SUBAREA 2	SUBAREA 3
Single-Family and Two-Family Uses	Overall design of the structure	- No individual house design shall be substantially repeated on either the same side of a block face or the opposite side of a block face - Configuration of Two-Family structures – CR		
	Façade	- All front façades, front porches, front steps, and front doors of the principal structure shall face and be parallel to the street, except in those blocks in which the historic pattern is such that houses are situated at an angle to the street, in which case the CR shall apply. - Front porches including roofs, balustrades, columns, steps, and other features shall be regulated by the CR. All front porch steps shall have closed risers and ends. - The first floor of the principal structure shall be on a foundation and shall be elevated above grade at the front façade a minimum of 2 entrance risers each of which shall be not less than 7” in height. Slab-on-grade construction is not permitted, except for additions to		

		structures justified by existing topography.	
	Roofs	- Roof form and roof pitch – CR - Corrugated metal and corrugated fiberglass roofs are prohibited - Asphalt, wood, or slate shingles are permissible roofing materials - In-kind repair and replacement of existing historic roofing materials not listed (e.g. clay or metal tiles, standing seam metal roofs on contributing structures) is permissible	
	Decks	- Decks are permitted only when located to the rear of the principal structure and within the buildable area of the lot. Such decks shall be no wider than the width of the house and shall not project beyond the side façade of the existing house.	
	Front porch	- Design – CR - Width – CR but no less than 12' min or ½ the width of the front façade, whichever is greater - Depth – CR or 8' min	
	Front and Side Windows and doors	- Windows and doors: Widths, depth, size, shape of openings, overall pattern of fenestration related to the building facades – CR - The size and type of windows and doors – CR - Exterior doors shall be wood panel or fixed glass panel in wood frame when they are located within the first 30' of the structure as measured from the building's front façade. - Windows in the front façade shall be predominantly vertical in proportion.	

		- If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights. Simulated divided light windows shall have light divisions permanently affixed to the exterior of the glass. - Skylights shall not be located (1) on a front street facing roof plane or (2) within the first 30' or 25%, whichever is less, of a side facing roof plane as measured from the building's front façade, except when required by applicable building codes to meet minimum ventilation, natural light, or emergency egress requirements. - Protruding bubble skylights are prohibited.	
	Siding and materials	- The dimensions of the exposed face of lap siding and wood shingles – CR - The type of brick and pattern of brickwork – CR - The type of stone and pattern of stonework – CR - The material and texture of stucco – CR - Foundation materials that are located on the building's front or side façades. – CR - The painting of previously unpainted brick and stone masonry is prohibited. - Wood lap siding, smooth cementitious lap siding, brick, stone, and true stucco systems are permissible building materials for the facade of the principal structure. Corrugated metal, aluminum siding, vinyl siding, and external insulating finishing system ("EIFS") are not permitted. - Foundations shall constitute a distinct building design element and shall contrast with the primary façade siding material.	

		- Exposed concrete or concrete masonry unit foundation walls are prohibited as a finished surface.	
	Driveways	- Asphalt is prohibited for paving sidewalks, walkways, and driveways.	
	Chimneys	- The use of chimneys with new principal structures is encouraged. - When any portion of a chimney is a façade element on a front or side façade, the chimney shall originate at grade. - Chimneys shall be faced with masonry.	
	Fences and walls	- The provisions of Section 16-28.008(5) shall also apply. - Fences not exceeding 4' in height may be erected in the front yard or half-depth front yard. Walls, excluding retaining walls, are not permitted in the front yard or in other yards adjacent to public streets. - Fences and walls not exceeding 6' in height may be erected within side or rear yards. - Fences located in the front yard adjacent to a street shall be constructed of brick, stone, metal vertical pickets, or wood pickets. Chain link fencing is prohibited in front yards or in other yards adjacent to public streets. - Arbors or trellises not exceeding 8' in height and 6' in width may be erected in required yards when part of a permitted fence or wall.	
	Garages	- When a private garage is part of a principal structure, the garage door shall not be located on the front façade of the principal structure, nor located within the first 30 feet of the principal structure as	

		measured from the building's front façade.	
All Uses	Overall design of the structure	Contemporary design for new construction and for additions to existing properties may be permissible when such new construction and additions do not destroy significant historical, architectural, or cultural material.	
	Retaining walls	- Retaining wall heights within required yards adjacent to public streets– 4' max - Retaining walls shall be faced with stone, brick, or smooth stucco	