

PROPOSED INMAN PARK HISTORIC DISTRICT REGULATIONS

OVERVIEW

While the proposed regulations represent a complete replacement of Inman Park's current historic district zoning, much of the substance remains the same. The proposed changes mostly fall into the following categories:

- **Organization:** The new regulations utilize tables¹ to be more user friendly, make information easier to find, and have a format consistent with other historic district regulations and the new city-wide zoning ordinance, which is expected to be adopted in 2026.
- **Clarification:** The new regulations include a section of definitions, utilize clear and easily understood terminology, and remove ambiguous language, all to ensure consistent interpretation and implementation in line with the intent of the regulations.
- **Modernization:** The new regulations remove sections that are no longer applicable or have otherwise been made obsolete by changes to other sections of the city's zoning ordinance (including the Beltline Overlay District) and building codes, and better address increasingly common newer technologies such as car chargers and solar panels.

Where changes are proposed to specific regulations and restrictions, they are mostly minor and can be categorized as follows:

- **Providing Flexibility:** The unique development pattern of Inman Park, with its curvilinear streets and non-orthogonal blocks, results in lots of varying sizes, shapes, and configurations, sometimes making "one size fits all" regulations overly burdensome. The proposed regulations are more flexible to accommodate the diversity of lots found in Inman Park and address atypical lot configurations.
- **Encouraging Good Design Practices:** One overarching goal of our historic regulations is preservation of our streetscapes, as this is how one experiences Inman Park when walking or traveling through it. As such, the proposed regulations are more restrictive toward the front of a property, and more permissive toward the rear, where such changes have less visual impact on the streetscape and neighborhood as a whole.
- **Addressing "Lessons Learned":** Some current regulations, though created with good intent, have proven problematic and are proposed to be modified or eliminated. For example, the proposed regulations will no longer require hexagon patterned sidewalks, which are difficult to navigate for those with limited mobility.

More significant changes in the proposed regulations include:

- Permitting two Accessory Dwelling Units (ADU) on a residential property. This would allow houses with an existing basement or attic apartment to build a detached ADU, or for two ADUs to be built behind a single-family residence; provided, however, that regulations regarding maximum lot coverage, minimum side and rear yards, density, and height still apply meaning that even though two ADUs may be allowed, not every lot in Inman Park would enable two ADUs because of these other regulations.
- Creating an "[Inman Park Historic District Map](#)" to be utilized by the Urban Design Commission for review of proposed lot subdivisions and consolidations to ensure new development is compatible with the existing neighborhood. See inmanpark.org to view the new map.
- Updating the criteria for contributing structures (i.e., historic and protected) from buildings that existed in 1945 to a rolling 50 years, so long as the building retains its historic integrity."

¹ -TABLE 1 – IP HD Certificates of Appropriateness – Lists what development constitutes a Type I, II, III, or IV

-TABLE 2 – IP HD Permitted Principal Uses and Structures – Lists the uses, structures, and size of structure that is allowed in each Subarea. This Table also shows the applicable zoning and indicates if a Special Use Permit is required.

- TABLE 3- IP HD Development Controls – Details requirements for setbacks, building heights, lot coverage, open space, public spaces, parking, driveways, yards, new construction, alterations, accessory structures, and street furniture/landscape zones.

- TABLE 4 – IP HD Building Materials and Design Elements – Details requirements for design and materials that may be used in each Subarea