

**AN ORDINANCE
BY ZONING COMMITTEE**

AN ORDINANCE BY ZONING COMMITTEE TO THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY CREATING SIGN REGULATIONS FOR SPI-2 FORT MCPHERSON SPECIAL PUBLIC INTEREST DISTRICT; TO CODIFY SUCH REGULATIONS AS ATLANTA CITY CODE SEC. 16-28A.010(59); AND FOR OTHER PURPOSES

WHEREAS, the Fort McPherson Military Installation was first established in 1885, and located in southwest Atlanta; and

WHEREAS, the installation was home to a major unit of the Third U.S. Army as well as the headquarters of the U.S. Army Forces Command, which is responsible for the command and control, unit training, and operational readiness of the active army, National Guard, and reserve forces; and

WHEREAS, in 2005, the Defense Base Realignment and Closure Commission recommended, and Congress approved, the closing of Fort McPherson, which closing took place in 2011; and

WHEREAS, the 158 acres of land that as formerly operated as the Fort McPherson Military Installation is being redeveloped into a mixed-use development; and

WHEREAS, signage is essential to the viability of the new mixed-use, residential, commercial and office development at the former Fort McPherson military installation; and

WHEREAS, the City recognizes the Fort McPherson redevelopment's importance to the health, economic welfare and safety of the citizens of Atlanta; and

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

Section 1. The 1982 Atlanta Zoning Ordinance, as amended and codified as Part 16 of the Land Development Code which is Part III of the Atlanta City Code, is hereby further amended by creating sign regulations for the SPI-2 Fort McPherson Special Public Interest District. Said regulations shall be codified as Atlanta City Code Sec. 16-28A.010(59) and shall hereafter read as (59) SPI-2 Fort McPherson Special Public Interest District: The regulations for the SPI 2 Fort McPherson Special Public Interest District shall be the same as the regulations in Subsection (6) C-2 (Commercial Service) District, provided that,

- a. No freestanding sign shall be permitted.
- b. No shopping center signs shall be permitted.
- c. *Monument Signs:* In addition to the signs otherwise authorized in this section (59), monument signs shall be authorized as a type of sign provided they meet each of the following standards:
 1. For the purposes of this section (59), "monument sign" means a permanent sign not attached to a building and constructed directly and continuously upon the ground or a

grade-level support structure with no separation between the sign and the ground or grade-level support structure. Monument signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing;

2. One monument sign shall only be authorized for each building containing more than 25,000 square feet of gross floor area excluding parking areas. When building faces two or more streets, two monument signs shall be authorized provided that each is oriented toward a different street;
3. Monument signs shall not exceed ten feet in height measured from the lowest point of the elevation of the nearest sidewalk clear zone or supplemental zone to the highest point of the monument sign. Monument signs shall not exceed four feet in length and two feet in width, measured from the outer edges of the monument sign structure;
4. Monument signs shall be located on private property except when expressly authorized to encroach into a public right-of-way by an encroachment agreement approved pursuant to Chapter 138 of the City Code, provided that under no circumstances shall a monument sign encroach into required sidewalk clear zones or visibility triangles; and
5. All monument signs shall require approval through a Special Administrative Permit before a building permit can be issued.