

## City of Atlanta

| <b>MR Multi-family Residential District: Development Controls Table</b>   |   |               |  |               |                        |                            |               |                          |               |
|---|---|---------------|--|---------------|------------------------|----------------------------|---------------|--------------------------|---------------|
|   |   | MR-1          | MR-2   | MR-3          | MR-4A                  | MR-4B<br>Townhouse         | MR-5A         | MR-5B                    | MR-6          |
| <b>Bulk Limitations</b>   | Non-Residential Maximum FAR <sup>1</sup>  | None          |  |               | 5% of Total Floor Area |                            |               |                          |               |
|   | Residential Maximum FAR <sup>1</sup>  | 0.162         | 0.348  | 0.696         | 1.49                   | 1.49                       | 3.2           | 3.2                      | 6.4           |
|   | <b>Maximum Achievable Combined Base FAR<sup>1</sup></b>   | 0.162         | 0.348  | 0.696         | 1.49                   | 1.49                       | 3.2           | 3.2                      | 6.4           |
| <b>Open Space<sup>2</sup></b>   | Residential Usable Open Space Requirements (UOSR) <sup>3</sup> shall be equal to the lesser of. No TOSR or Public Space requirements. | LUI           | LUI  | LUI           | LUI                    | LUI                        | LUI           | LUI                      | LUI           |
| <b>Side &amp; Rear Yards Setbacks (not adjacent to a street)</b>  | Minimum Side Yards with no residential windows placed on façade adjacent to such yard   | 0ft           | 0ft  | 0ft           | 15ft                   | 0ft                        | 20ft          | 0ft                      | 20ft          |
|   | Minimum Side Yards with residential windows placed on façade adjacent to such yard  | 10ft          | 10ft   | 15ft          | 15ft                   | 15ft                       | 20ft          | 15ft                     | 20ft          |
|   | Minimum Rear Yards  | 10ft          | 10ft   | 15ft          | 20ft                   | 20ft                       | 20ft          | 15ft                     | 20ft          |
|   | Minimum Transitional Yard per Section 16-34.009   | 20ft          | 20ft   | 20ft          | 20ft                   | 20ft                       | 20ft          | 20ft                     | 20ft          |
| <b>Lot Minimums</b>   | Minimum Lot Size  | 2,000 sq. ft. | 2,000 sq. ft.                                    | 2,000 sq. ft. | 2,000 sq. ft.          | 2,000 sq. ft.              | 5,000 sq. ft. | 5,000 sq. ft.            | 5,000 sq. ft. |
|   | Minimum Street Frontage   | 25ft          | 25ft   | 40ft          | 40ft                   | 20ft                       | 40ft          | 40ft                     | 40ft          |
| <b>Building Height</b>  | Maximum Height when less than 150 linear feet from a lot zoned R-1 through R-5, R-G 1, RG-2, MR, RLC or PD-H                          | 35ft          | 35ft   | 80ft          | 80ft                   | 52ft                       | 150ft         | 35ft                     | 225ft         |
|   | Maximum Height when greater than 150 and less than 300 linear feet from a lot zoned R-1 through R-5, RG-1, RG-2, MR, RLC or PD-H      | 35ft          | 35ft   | 80ft          | 80ft                   | 52ft                       | 150ft         | 80ft                     | 225ft         |
|   | Maximum Height when greater than 300 linear feet from a lot zoned R-1 through R-5, RG-1, RG-2, MR, RLC or PD-H                        | 35ft          | 35ft   | 80ft          | 80ft                   | 52ft                       | 150ft         | 150ft                    | 225ft         |
| 1. FAR shall be multiplied by Net Lot Area to determine maximum permitted floor area, subject to Section 16-35.009(1).<br>2. See Section 16-08 for LUI (Land Use Intensity Table).<br>3. See Section 16-28.012 for definition and measurements. |   |               |  |               |                        |                            |               |                          |               |
| <b>MR: Minimum Streetscape Widths</b>   |   |               | <b>Street Furniture &amp; Tree Planting Zone</b> |               |                        | <b>Sidewalk Clear Zone</b> |               | <b>Supplemental Zone</b> |               |
| Arterial or Collector Streets   |   |               | 5ft  |               |                        | 10ft                       |               | 9ft                      |               |
| Local Streets   |   |               | 5ft  |               |                        | 6ft                        |               | 5ft                      |               |

*This document is intended for reference only – refer to district regulations for specific requirements.*