

QUESTIONS ATL ZONING 2.0

The following summarizes key questions asked during Idea Lab #3 that could not be answered during the question-and-answer period due to time constraints.

Coding for Mobility and Access

Q. With the high cost of transit, what is the feasibility of creating actual transit in the city?

Unfortunately, the Zoning Rewrite Team is not qualified to answer this. Please visit the [More MARTA website](#) and the [transit expansion schedule approved by the MARTA Board](#) for information on transit expansion in Atlanta.

Q. How can zoning affect first mile and last mile connectivity?

The ability of the Zoning Ordinance to require first mile and last mile connectivity is limited, other than streetscape upgrades adjacent to development sites. The Zoning Ordinance cannot require developers to make off-site improvements to the larger transportation system, however, the City of Atlanta collects Transportation Impact fees for these purposes. Please [click here to learn about the City's Impact Fee program](#).

Q. Maintaining public circulation needs to be a priority, especially for the mobility inhibited.

We agree! Circulation and accessibility are essential to good city planning.

Urban Ecology

Q. What are the other zoning tools to create/require the outcomes being discussed (e.g., streams preservation, wetlands, greenspace, agricultural uses, etc.)?

The Zoning Rewrite Consultant Team and the Department of City Planning will be developing a series of alternative zoning tools for the community to consider in the coming months. These will be shared, discussed, and refined at public workshops planned for early 2022. Recommendations for changes to the Zoning Ordinance will be made after these conversations occur.

Q. How is zoning for large residential subdivisions (e.g., 5 or more lots) being assessed or updated? Are conservation subdivisions or cluster subdivisions being explored?

PD-CS is a conservation zoning district that exists in the Zoning Ordinance today; it is one of several Planned Development (PD) districts in the city. The Zoning Ordinance Rewrite is analyzing all PD districts for clarity and consistency with the rest of the Zoning Ordinance. Updates will be recommended based on these technical considerations and community input.

Q. Should PD-CS be updated in a way that it would be required to use or incentivized to use? Or an attractive/usable alternative developed?

Thanks for the idea. We will explore this potential incentive for conservation subdivisions.

Q. Can vertical gardens be integrated into the consideration of urban green space

Yes. New standards could encourage new forms of open spaces like vertical gardens and green roofs, especially in the denser parts of Atlanta.

General

Q. Planning seems selective, how can we better organize effective solutions for each community?

It is still early in the process of rewriting Atlanta's Zoning Ordinance. Right now, the effort is focused on identifying the type of high-level changes that could be incorporated into the new Zoning Ordinance. These will guide its final structure and strategy for zoning customization by neighborhood.

Neighborhood-level zoning updates typically occur through changes to the Official Zoning Map (rezonings). This map shows where zoning districts apply across the city. As currently conceived, the new Zoning Ordinance might result in renamed, consolidated, edited, or replaced zoning districts. If this occurs, it may be necessary to update the Official Zoning Map to reflect these new changes. **No other Official Zoning Map changes are anticipated as part of the rewrite at this time.**

However, after adoption of the new Zoning Ordinance, some neighborhoods may want to rezone areas to newly created zoning districts. Ideally, this would occur in areas where the Comprehensive Development Plan (CDP) policy and/or an official neighborhood master plan has identified needed zoning changes. Atlantans are encouraged to remain active in their neighborhoods and Neighborhood Planning Units (NPU) so that they can be aware of these opportunities as they come up.

