

The Atlanta Zoning Ordinance Rewrite



# IDEA LAB #1

# WELCOME AND BACKGROUND

KEYETTA HOLMES, DIRECTOR, OFFICE OF ZONING AND DEVELOPMENT

November 3, 2021

DCP

# AGENDA

## CONSULTANT WELCOME

- Caleb Racicot, TSW, Project Manager

## BACKGROUND

- Questions and answers

## EXISTING PATTERN ANALYSIS

- Question and answers/discussion
- Real-time feedback

## CONSULTANT TEAM

### CORE TEAM

TSW  
CODE STUDIO  
CONTENTE CONSULTING  
THE ZOECKLER FIRM, LLC  
DILLARD SELLERS  
UTILE  
PLACEMAKERS

### TECHNICAL EXPERTS

EIGHTVILLAGE  
POND & CO.  
SOUTHFACE  
CANVAS PLANNING GROUP

## STAY IN TOUCH

WEBSITE: [WWW.ATLZONING.COM](http://WWW.ATLZONING.COM)

HOTLINE: 404-546-0116

E-MAIL: [ATLZONING2@ATLANTAGA.GOV](mailto:ATLZONING2@ATLANTAGA.GOV)

E-MAIL US TO LEARN ABOUT HOSTING AN IDEA LAB VIEWING PARTY

IDEA LABS ARE STREAMED ON YOUTUBE 

- Search "Atlanta Department of City Planning" for access

# BACKGROUND

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# ZONING OVERVIEW

**ZONING DETERMINES WHAT CAN  
BE BUILT IN ATLANTA**

**ATLANTA'S ZONING WAS LAST  
FULLY UPDATED IN 1982**

- Many incremental updates have occurred since

**ZONING IS A TOOL TO SUPPORT  
CITY POLICIES AND PLANS**





# ZONING OVERVIEW

## THE ZONING ORDINANCE

- General standards, zoning districts, procedures
- Many updates are likely

## OTHER CITY CODES

- Strategic coordination
- Tree Protection
- Stormwater
- Stream protection

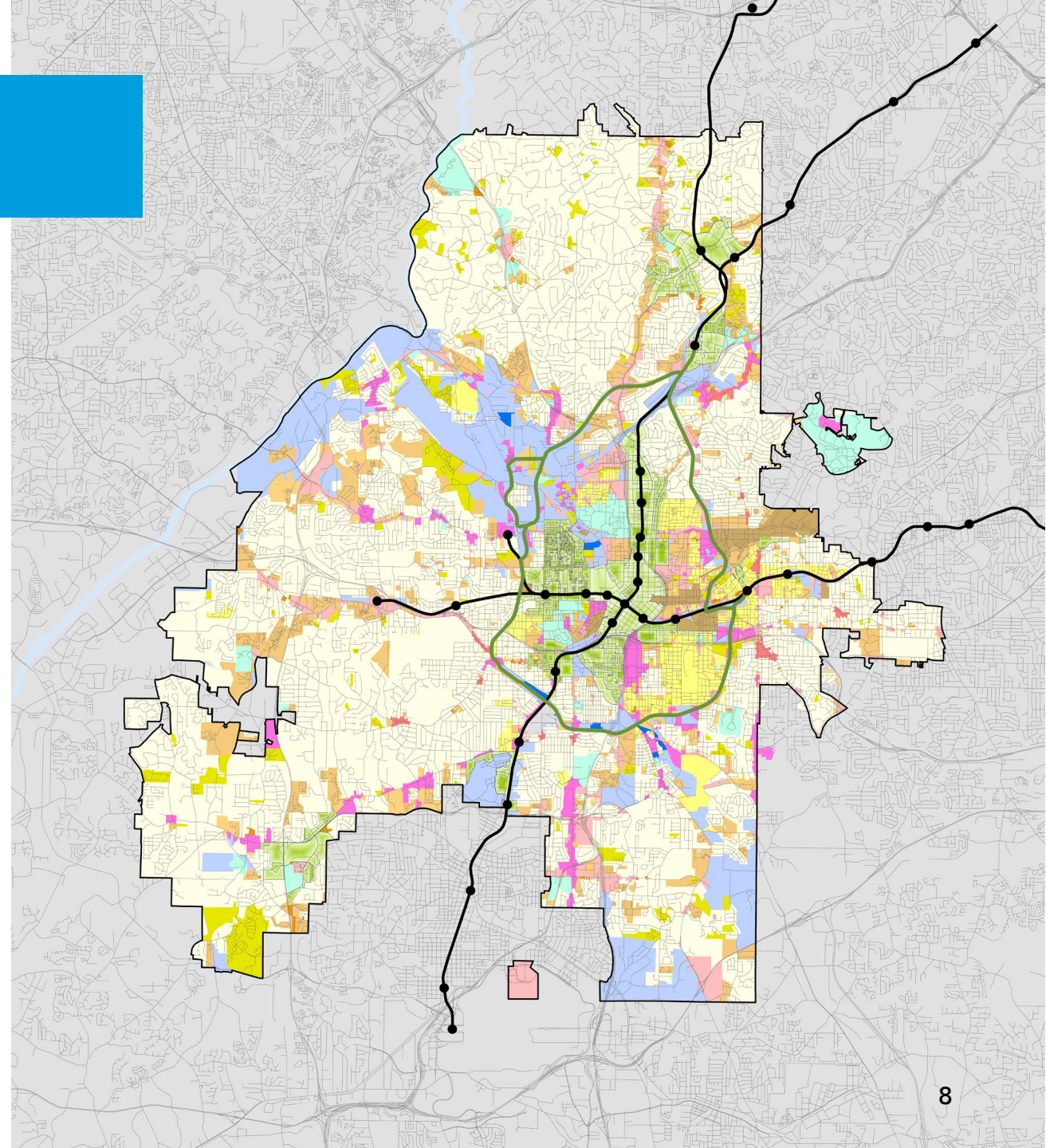




# ZONING OVERVIEW

## THE OFFICIAL ZONING MAP

- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans can guide future changes



# HOW DO WE BUILD THE BELOVED COMMUNITY?



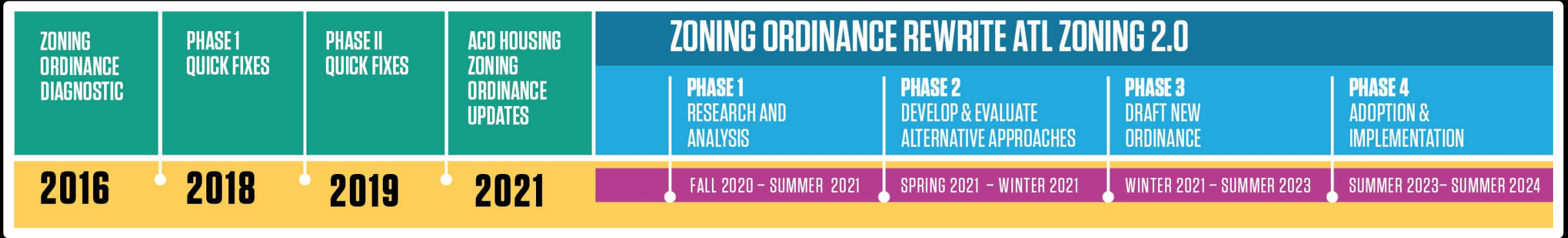
*Atlanta City Design* is a visionary document, our framework for guiding the city's long-term growth and development.

The City presents plans and initiatives for Atlanta's growth that focus on implementing the values of *Atlanta City Design*, based on research, technical expertise and public feedback. Plans, like Plan A, help outline future elements and focus areas, and draw from studies such as ACD Nature, ACD Housing, and community plans.

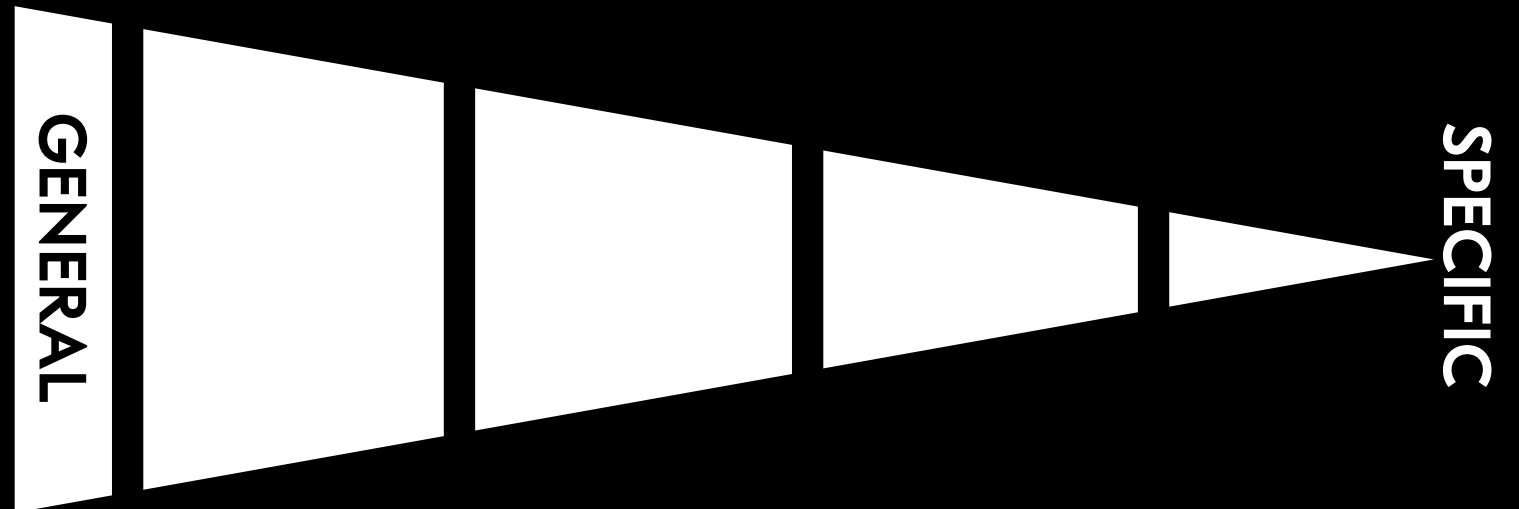
Implementation such as ACD Housing Legislation and the zoning rewrite, and programs like public space projects help create a more equitable Atlanta.



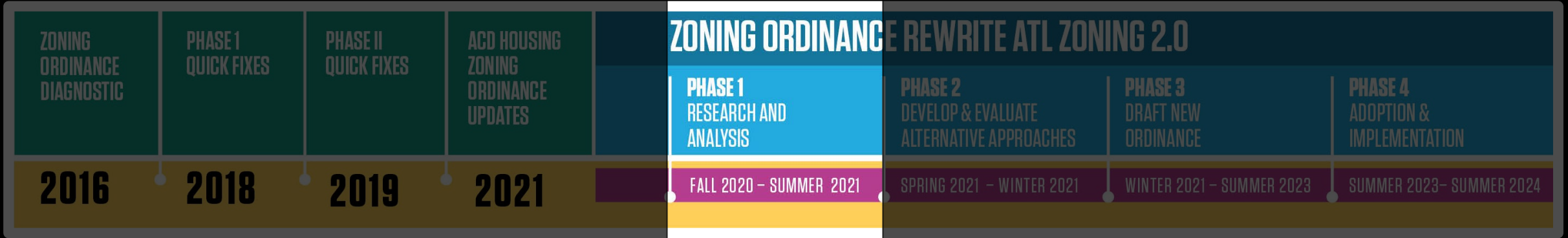
# IT TAKES TIME



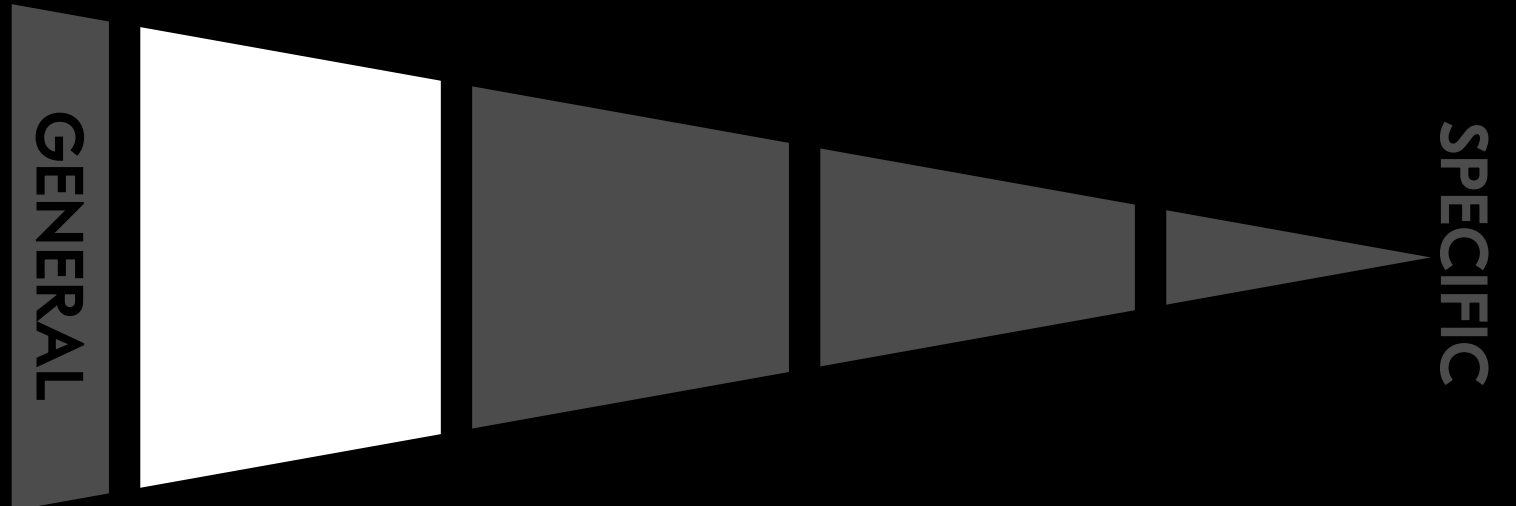
THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



# IT TAKES TIME



THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



# PHASE 1 KEY TASKS

## ANALYZE HOW BEST TO ALIGN ZONING TO THE FUTURE CITY ENVISIONED IN THE ATLANTA CITY DESIGN

- Substance/standards
- Procedures
- Format

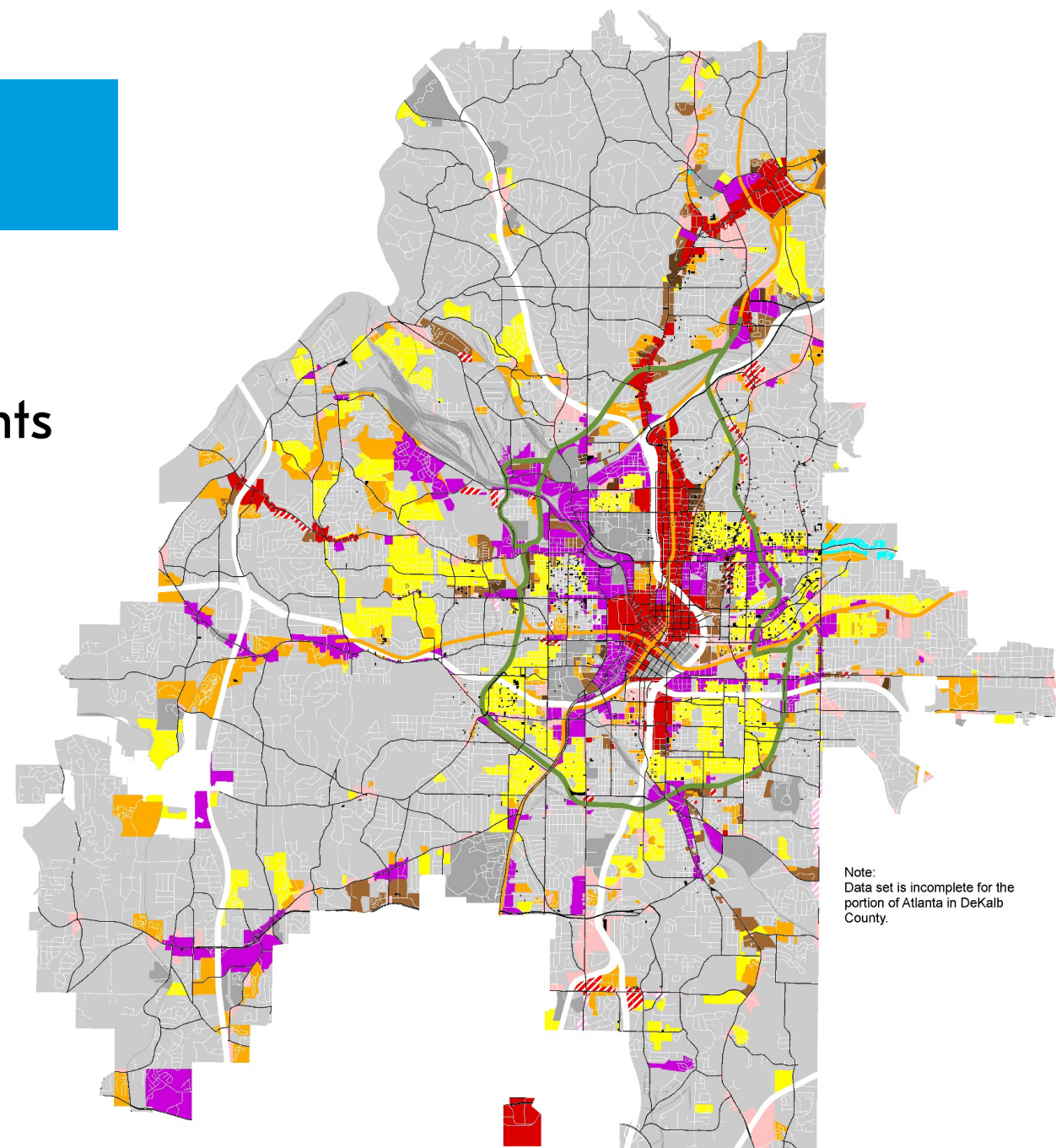




# PHASE 1 KEY TASKS

## REVIEW BACKGROUND MATERIALS

- The Atlanta City Design and supplements
- Atlanta Zoning Ordinance and Map
- Zoning Ordinance Diagnostic
- Comprehensive Development Plan and small area plans
- Other regulatory initiatives



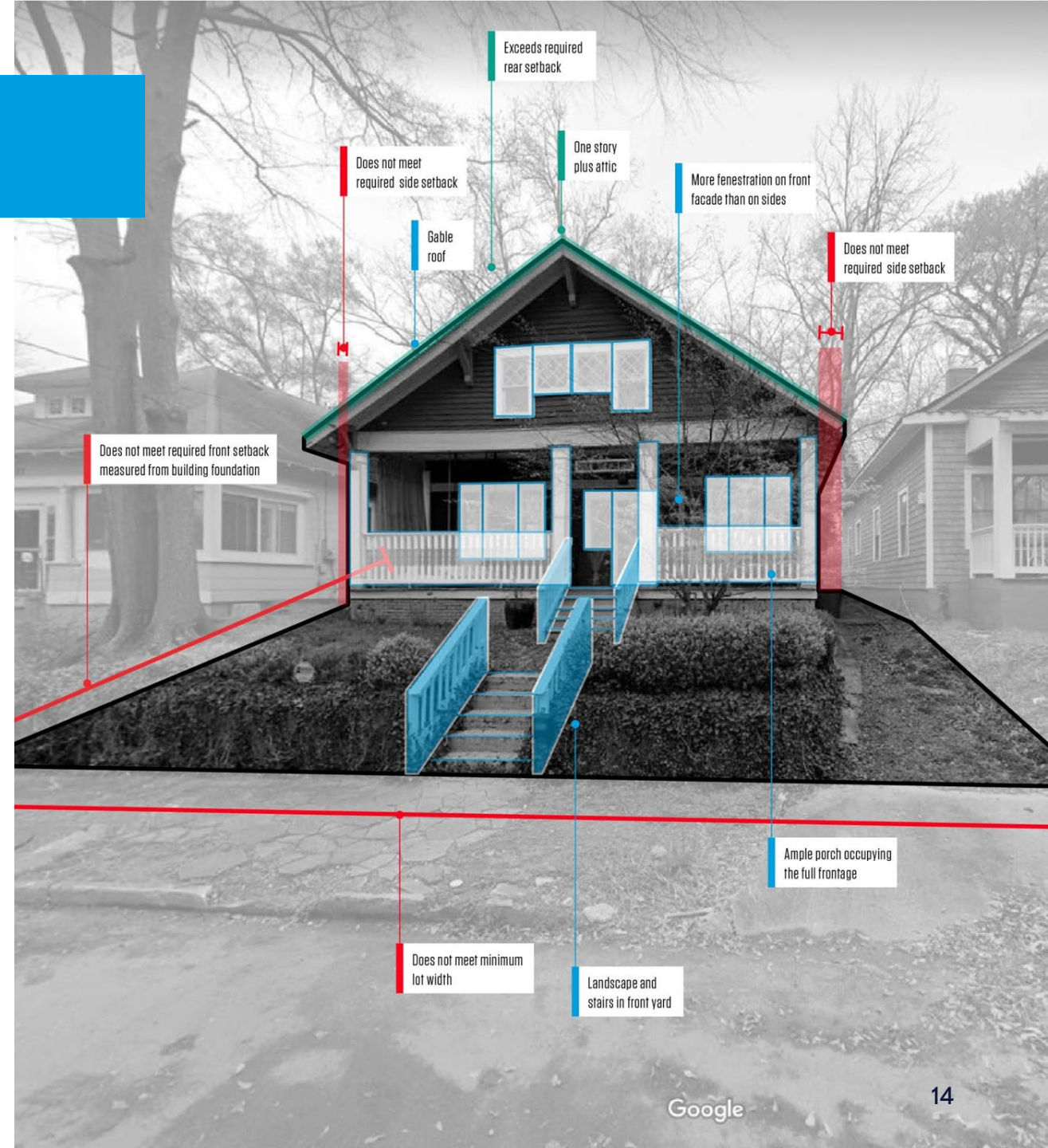
Note:  
Data set is incomplete for the  
portion of Atlanta in DeKalb  
County.



# PHASE 1 KEY TASKS

## IDENTIFY EXISTING PATTERNS

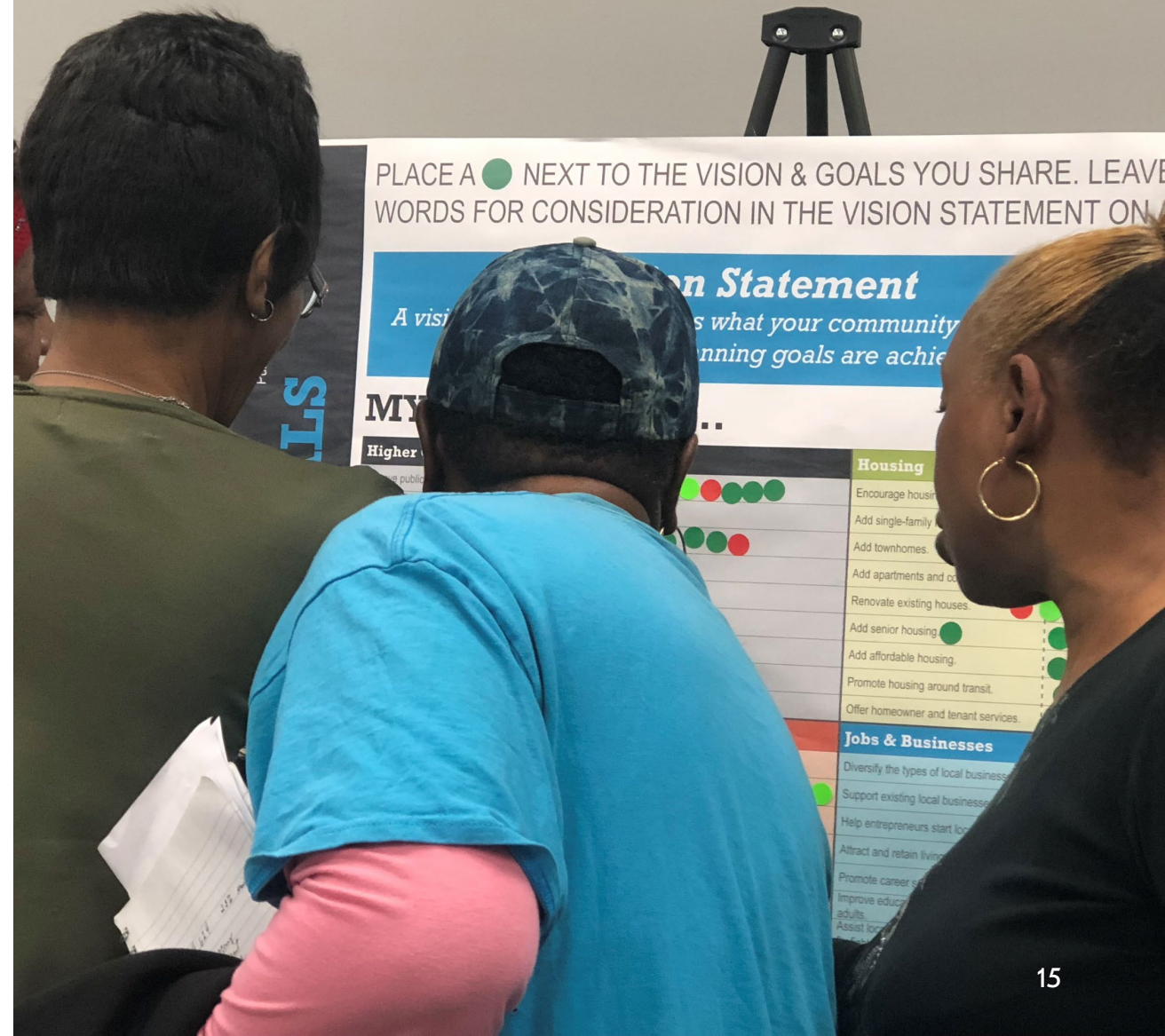
- To effectively update the Zoning Ordinance for Atlanta's future we must first understand the city's existing form and use patterns



# PHASE 1 KEY TASKS

## DEVELOP OUTREACH STRATEGY

- Project website
- Idea Labs
- Traditional meetings (40 total)
  - Ten rounds by quadrant
- Non-traditional (up to 4 total)

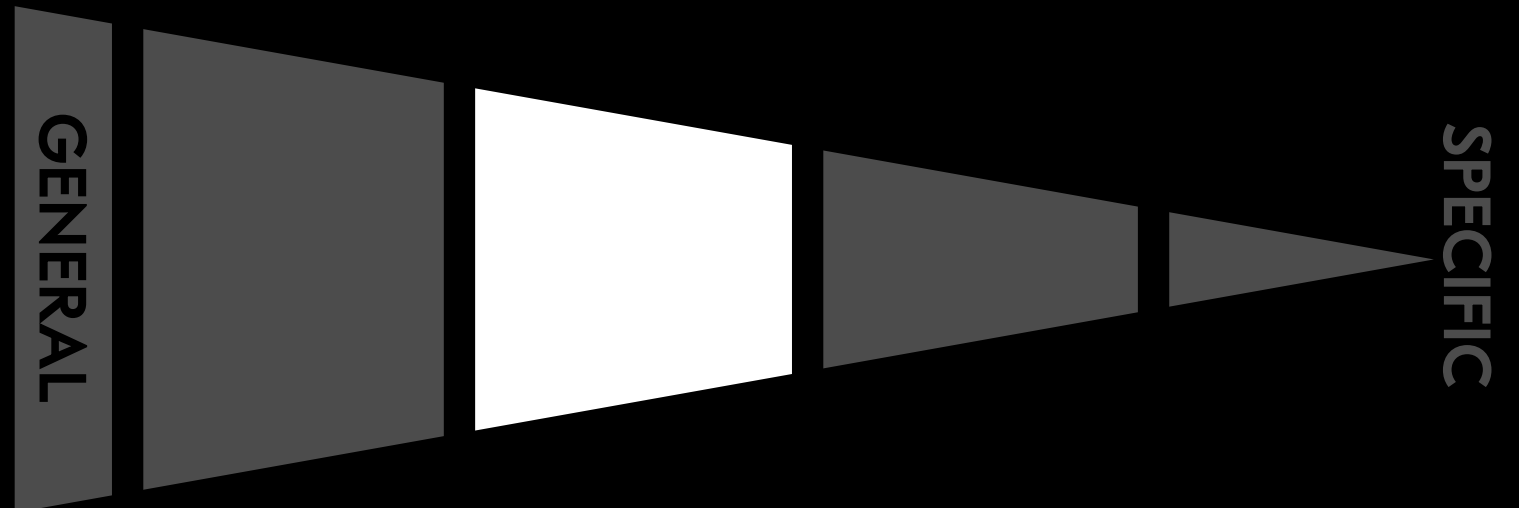




# IT TAKES TIME



THE PROCESS WILL FIRST  
EXPLORE **GENERAL** CONCEPTS  
BEFORE WRITING OR APPLYING  
THE **SPECIFIC** NEW ZONING



# PHASE 2 KEY TASKS

## DEVELOP ALTERNATIVES TO ADDRESS THE ISSUES AND NEEDS IDENTIFIED IN PHASE 1

- Substance/standards
- Procedures
- Format





# PHASE 2 KEY TASKS

ROUND #1 MEETINGS:

## IDEA LABS

- Guest speakers on various topics that might shape the Zoning Ordinance
- The ideas in Idea Labs are “food for thought” that will:
  - Make the public aware of current trends and best practices; and
  - Determine which, if any, might be worth exploring in Atlanta

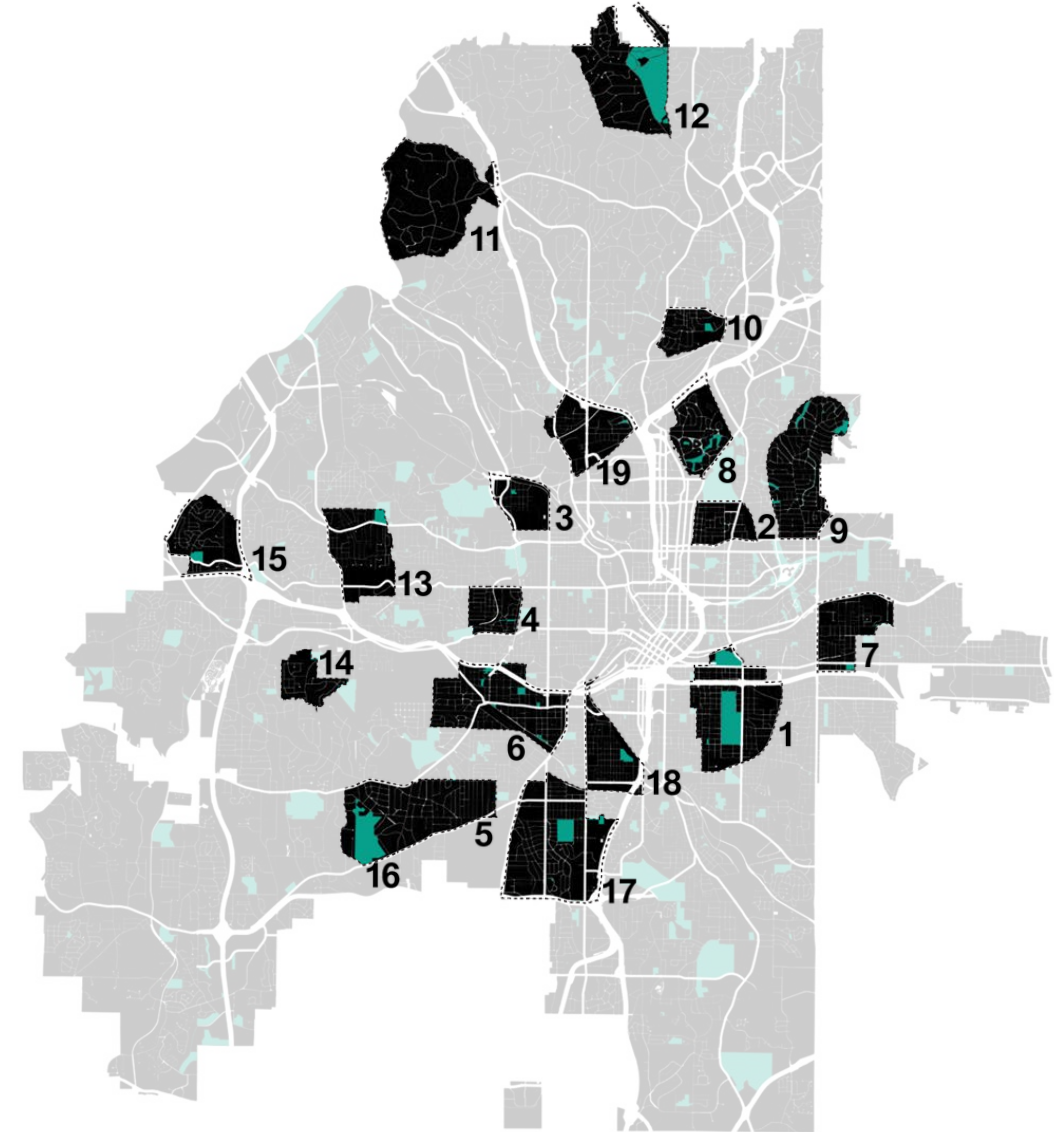
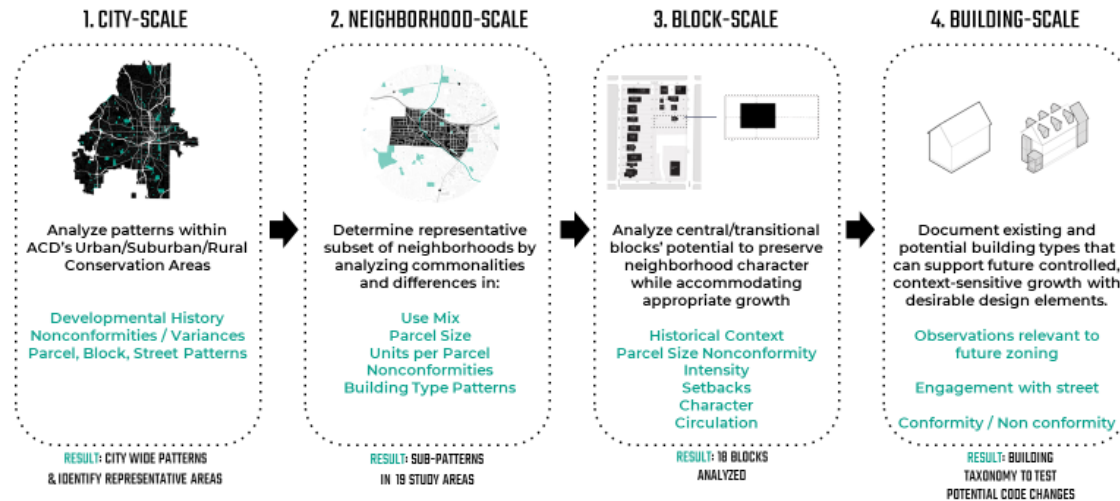


# PHASE 2 KEY TASKS

## ROUND #1 MEETINGS:

### IDEA LAB #1

- Tonight
- Welcome and Background
- Existing Atlanta Patterns





# PHASE 2 KEY TASKS

ROUND #1 MEETINGS:

## IDEA LAB #2

- November 9, 2021 @ 6:00 PM
- Sustainability
- Coding after COVID-19





# PHASE 2 KEY TASKS

ROUND #1 MEETINGS:

## IDEA LAB #3

- November 16, 2021 @ 6:00 PM
- Urban Ecology
- Coding for Mobility and Access



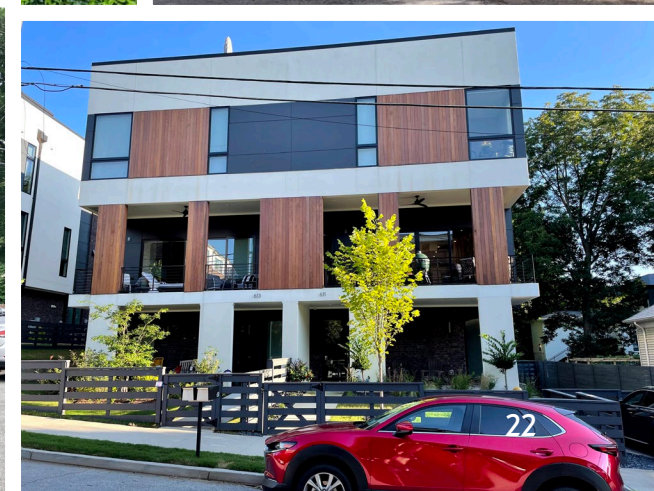


# PHASE 2 KEY TASKS

ROUND #1 MEETINGS:

## IDEA LAB #4

- December 14, 2021 @ 6:00 PM
- Coding for Place
- Unlocking Residual Space





# PHASE 2 KEY TASKS

ROUND #2 MEETINGS:

## ALTERNATIVES WORKSHOP

*Early 2022*

- Virtual or in-person, depending on the COVID-19 situation
- Topic-focused
- Informed by updated Zoning Diagnostic, Idea Labs, and work to-date



# PHASE 2 KEY TASKS

## PREFERRED APPROACH

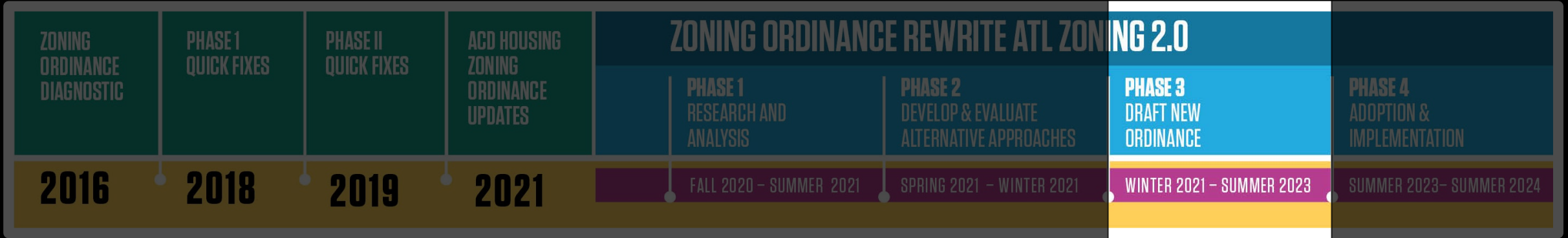
*Early 2022*

- Ordinance structures
- Ordinance table of contents
- Evaluation and testing methods
- Conditional rezonings, nonconformities, and vesting

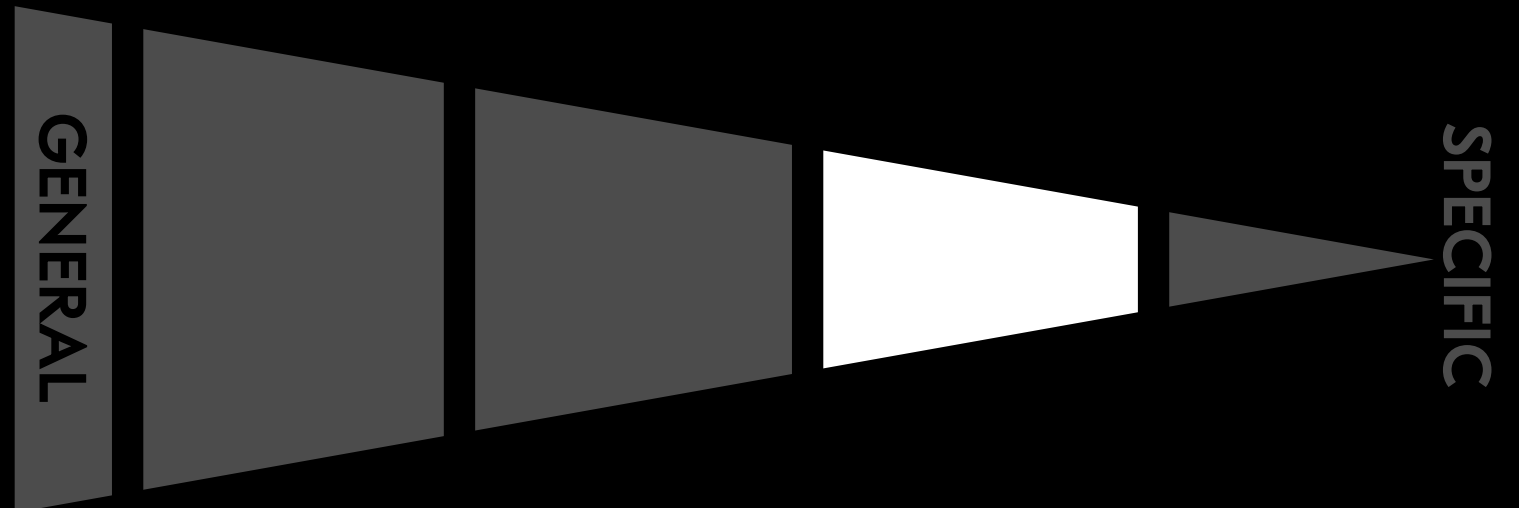
Article 2. Rules of Interpretation	
Sec. 2.1. Measurements & Exceptions	Sec. 6.2. Use of land Sec. 6.3. Conformity to lot requirements Sec. 6.4. Use of buildings Sec. 6.5. Height of buildings Sec. 6.6. Dimensional regulations Sec. 6.7. Encroachment, per family requirements Sec. 6.8. Off-street parking and loading Sec. 6.9. Accessory structures Sec. 6.10. Usable land Sec. 10.3. Height modifications Sec. 10.5. General yard modifications Sec. 10.6. Front yard modifications Sec. 10.7. Rear yard modifications
Sec. 2.2. Building Type Descriptions	NEW
Sec. 2.3. Building Types Allowed by District	NEW
Sec. 2.4. Rules Applicable to all Districts	NEW
Article 3. Residential Districts	
Sec. 3.1. District Descriptions	Sec. 7.1. R-85 single-family residential district
Sec. 3.2. Building Types by District	Sec. 7.2. R-60 single-family residential district
Sec. 3.3. Building Type Standards	NEW R-50 single-family residential district
	Sec. 7.3. RM-60 residential district
	Sec. 7.4. RMH residential (high-rise) district
	UPDATED Sec. 7.5. HDSF high-density, single-family residential district
	NEW missing middle housing district
	Section 10.10. Residential and institutional districts
	Ch. 90: Article VI. Conservation Subdivision/Open Space Development
Article 4. Mixed Use Districts	
Sec. 4.1. District Descriptions	Sec. 7.7. PO professional and office district
Sec. 4.2. Building Types by District	UPDATED Sec. 7.8. C-1 local commercial district
Sec. 4.3. Building Type Standards	Sec. 7.9. C-2 general business district
	Sec. 7.10. C-3 heavy commercial district
	Sec. 7.11. MU Mixed-use district
	Sec. 10.11. Commercial and industrial districts
	Sec. 10.18. Downtown multiple dwellings



# IT TAKES TIME



THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



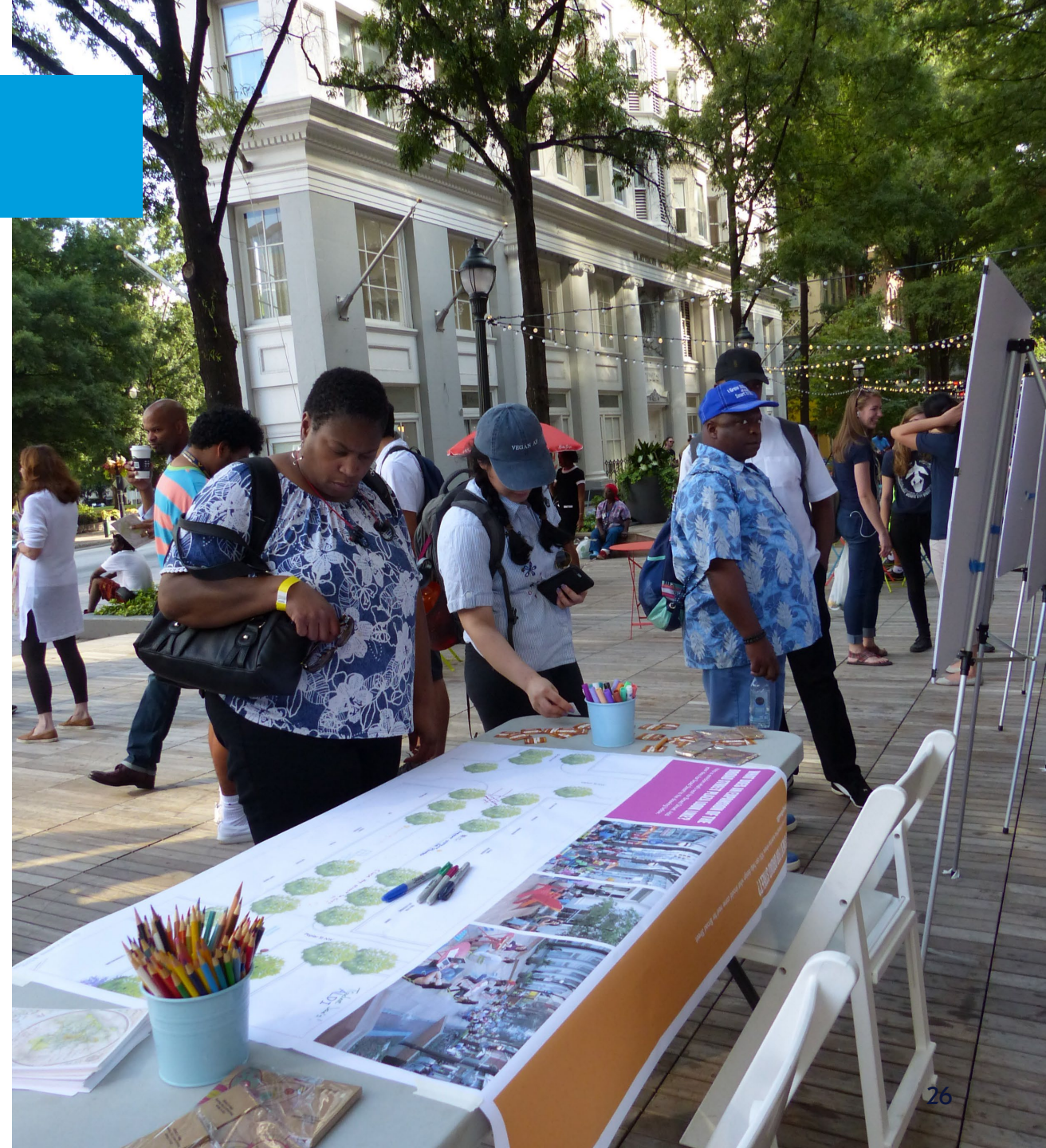
# PHASE 3 KEY TASKS

## ONGOING ENGAGEMENT

- Public meetings (36 total + pop-ups)
- Alternative refinement and testing
- Focused discussions, as needed

## DRAFT ZONING ORDINANCE

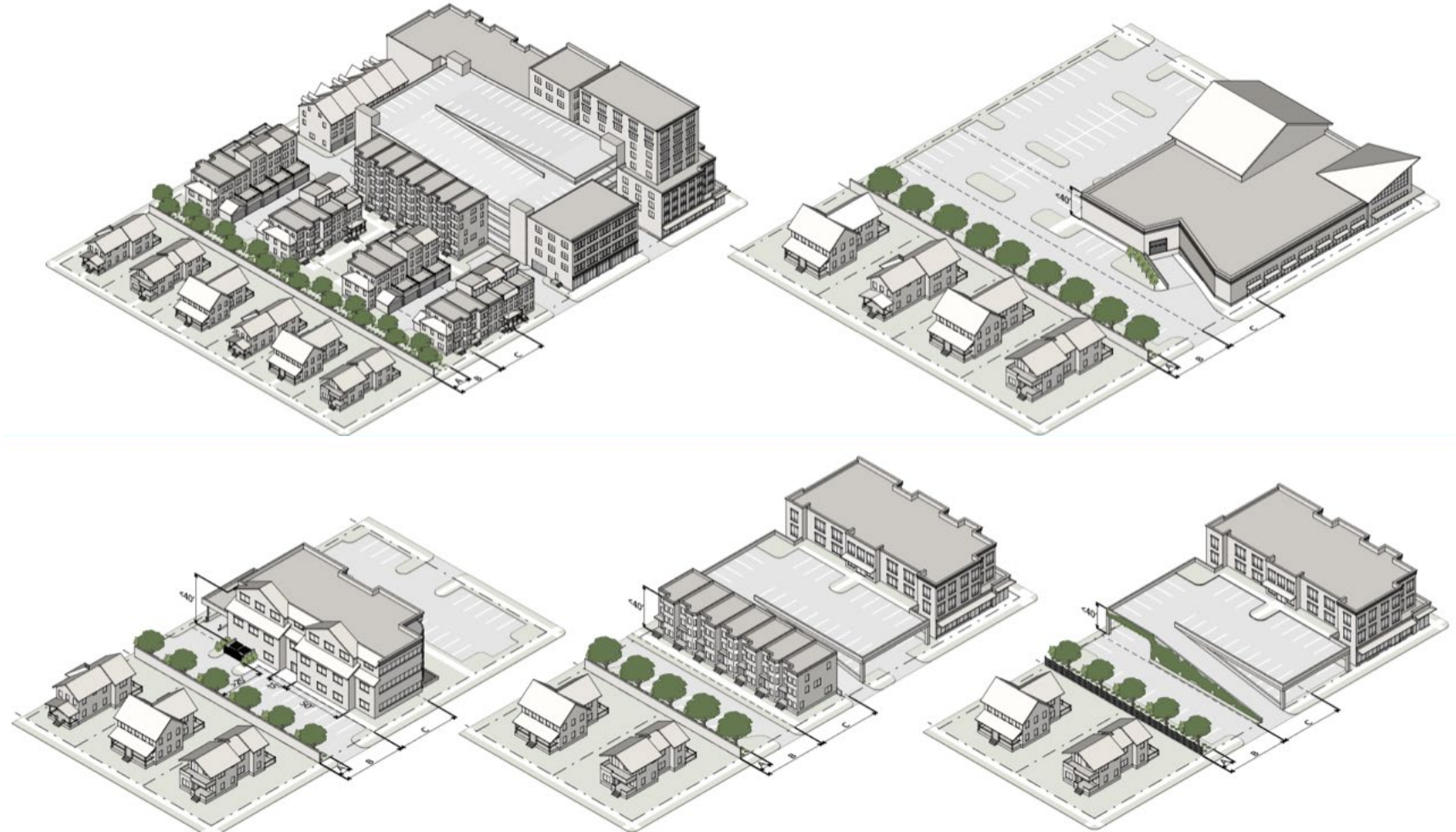
## DRAFT ZONING MAP





# ALTERNATIVE TESTING

## VISUALIZATION OF HOW DIFFERENT STANDARDS WOULD AFFECT REAL SITES IN ATLANTA

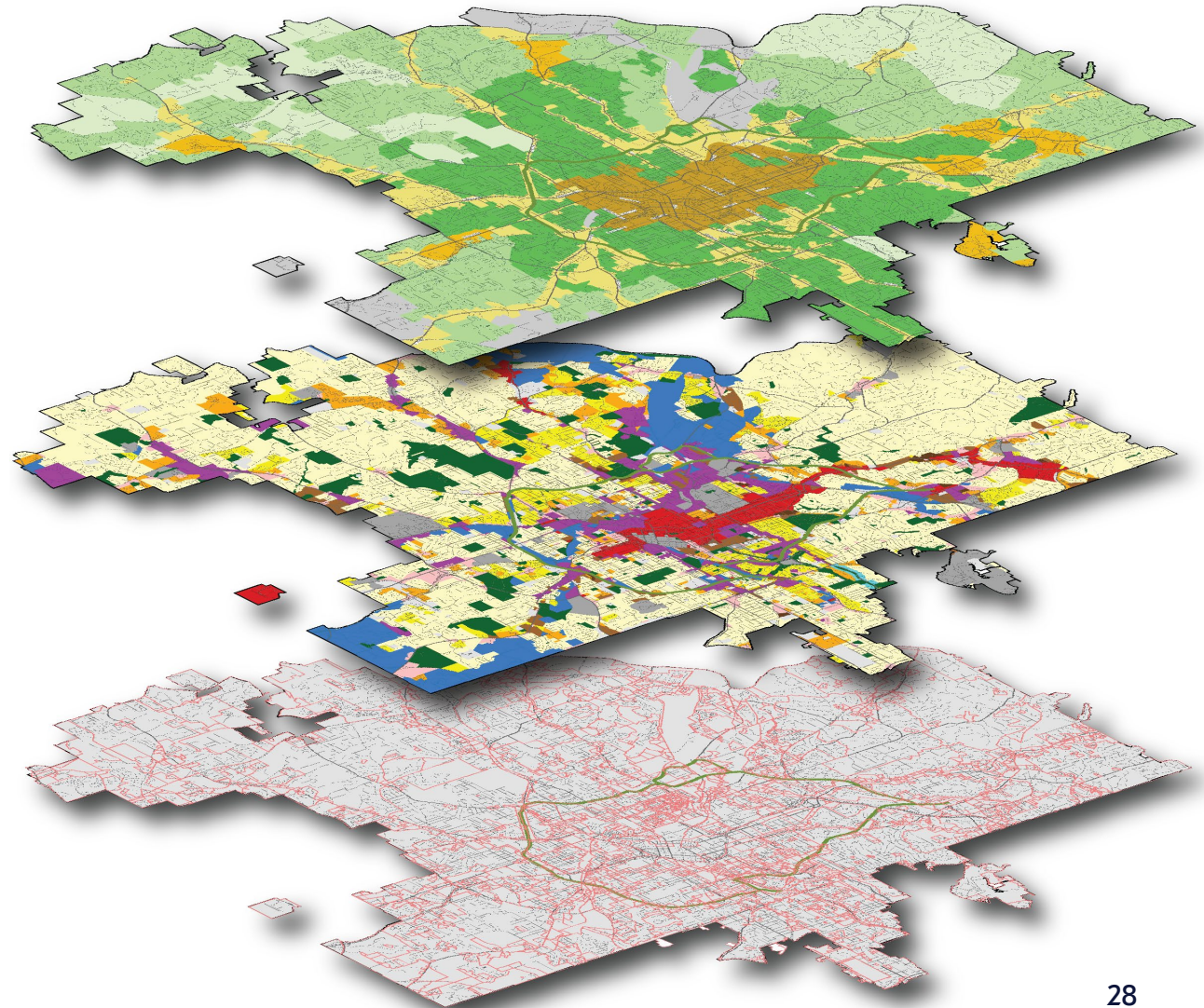


# PHASE 3 KEY TASKS

THERE'S A LOT TO CONSIDER

REVISE TEXT AND MAP UNTIL WE  
GET IT RIGHT...

- Version 1 (V1) through...



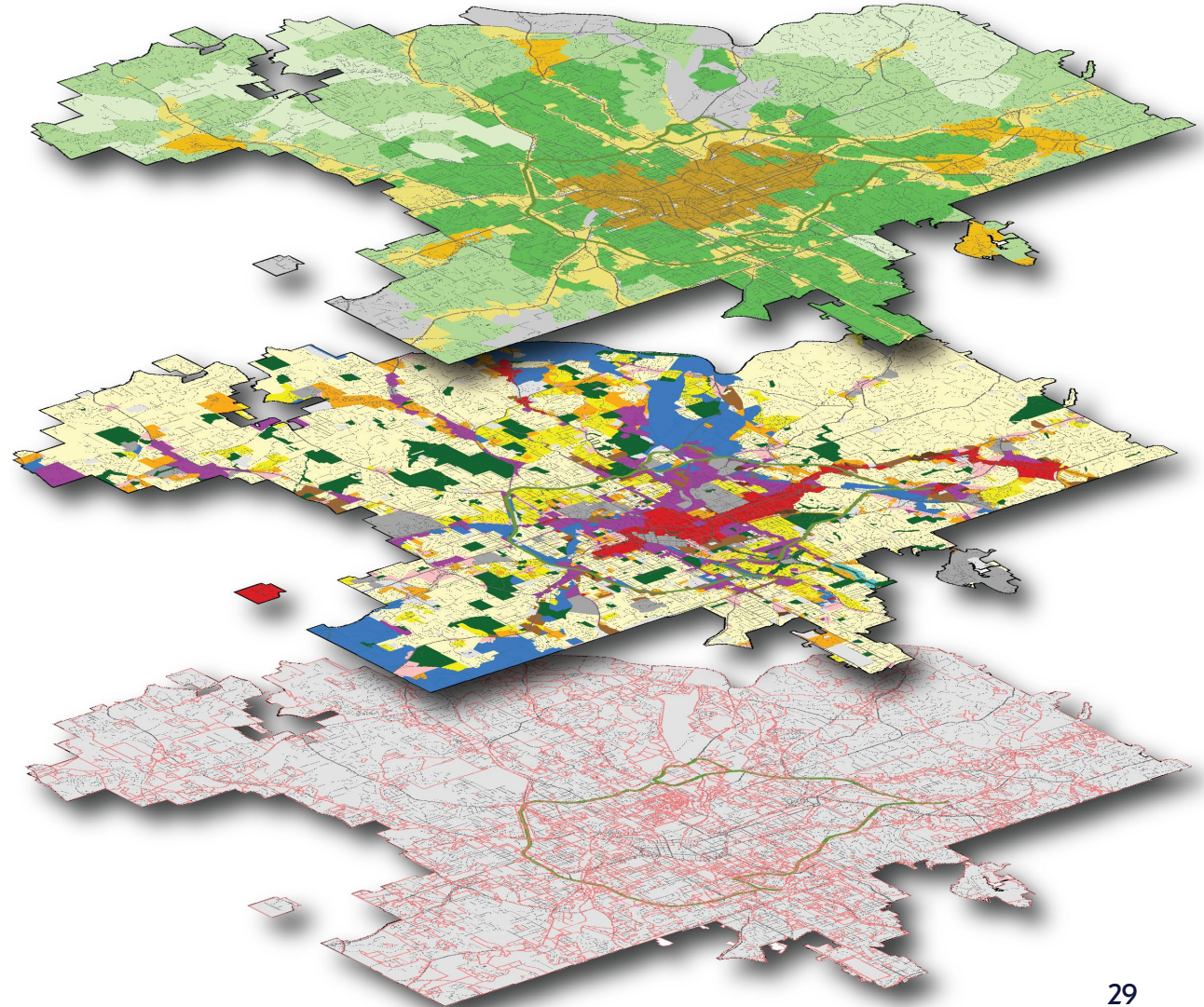


# PHASE 3 KEY TASKS

THERE'S A LOT TO CONSIDER  
REVISE TEXT AND MAP UNTIL WE  
GET IT RIGHT...

- Version 1 (V1) through...

...THEN BEGIN ADOPTION





UP NEXT:  
EXISTING PATTERN ANALYSIS

WELCOME AND BACKGROUND

# QUESTIONS AND ANSWERS

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15 MINUTES

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July 16, 2021

# EXISTING PATTERN ANALYSIS

IDEA LAB

Photo by [Janelle Hiroshige](#) on [Unsplash](#). Mural by [Kaye Lee Patton](#).

**EXISTING PATTERN ANALYSIS**

# **QUESTIONS AND ANSWERS**

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**15 MINUTES**

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## Idea Lab #2

November 9, 2021 @ 6:00 PM

Sustainability

Coding after COVID-19

**REGISTER TODAY!**

[www.atlzoning.com/idealabs](http://www.atlzoning.com/idealabs)