

July 16, 2021

EXISTING PATTERN ANALYSIS

IDEA LAB

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

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- 5. Learn more**

INTRODUCTION

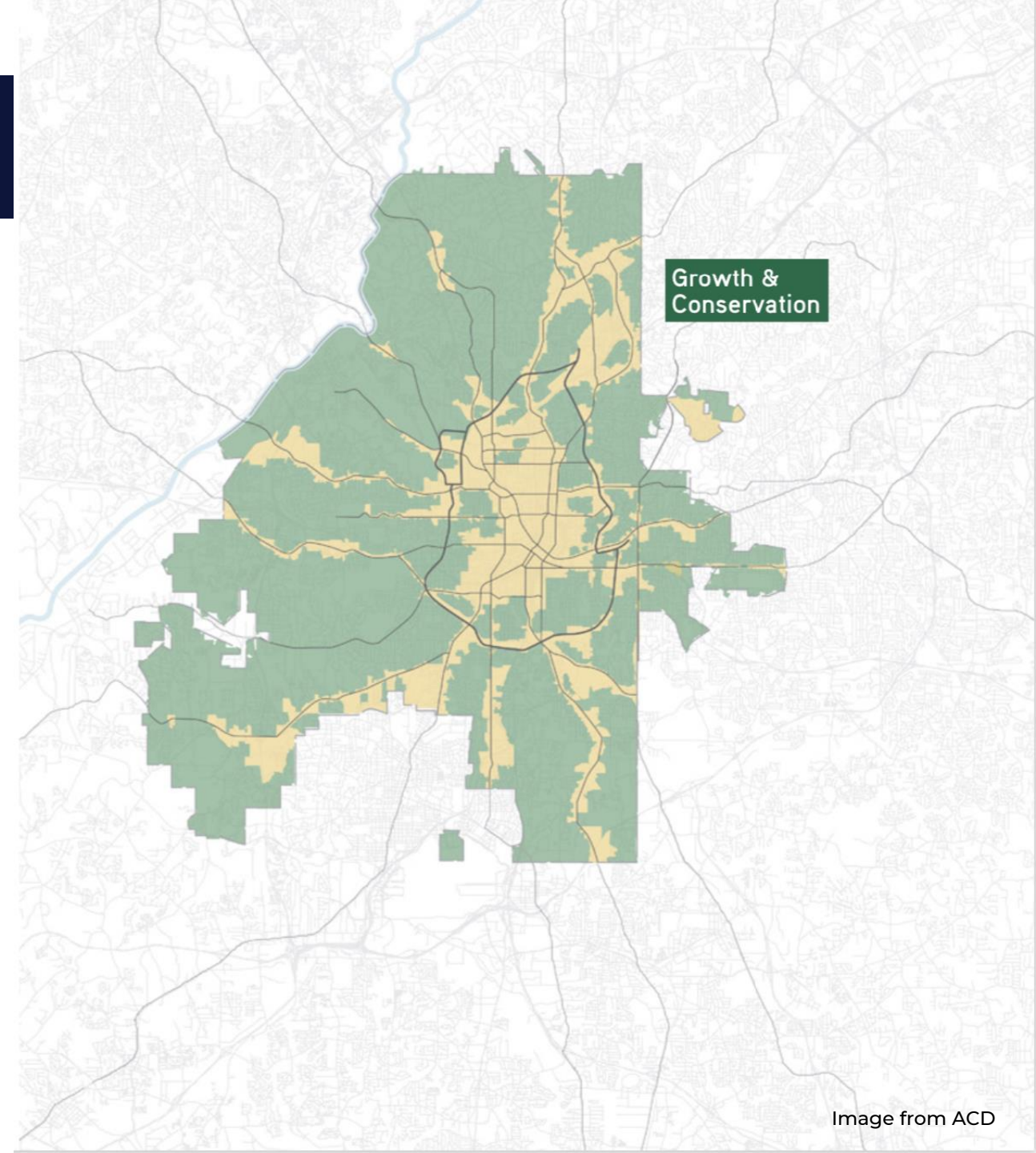
EXISTING PATTERN ANALYSIS

WHY?

- **Basic introduction to planning context:
Atlanta City Design, and Growth & Conservation**
- **What is a “pattern”?**
- **Why doesn't the current zoning reinforce existing patterns?**
- **Why do we want zoning to reflect existing patterns and
allow for changes?**

ATLANTA CITY DESIGN (ACD)

- “By 2050, the city will nearly triple its existing population.” (ACD)
- Growth will occur at different intensities in growth and conservation areas.
- In conservation areas it's about a small increment of growth and change



CONSERVATION AREAS



Photos provided by TSW

WHAT IS A PATTERN?

The built environment has evolved in diverse ways across Atlanta, defined by relationships between:

- Size of buildings
- Building uses
- Spacing between buildings & street
- Placement of buildings on their lots

These “patterns” impart each district with their own character.

DISCONNECTS WITH ZONING

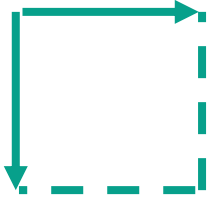
Why are there disconnects between the current zoning and existing fabric?

- Many areas were built before the current Zoning Ordinance (\cong 1980), which sought to impose a suburban ideal Atlanta.
- Existing zoning district standards more closely reflect these newer, suburban development patterns
- Demographics and lifestyles evolve at a different speed than regulations

DISCONNECTS (NONCONFORMITY)

- When a property does not meet one or more of the existing requirements of the Zoning Ordinance, it is known as a “**nonconformity**”.

FORM NONCONFORMITIES



When requirements related to the form of the building are not met.

USE NONCONFORMITIES

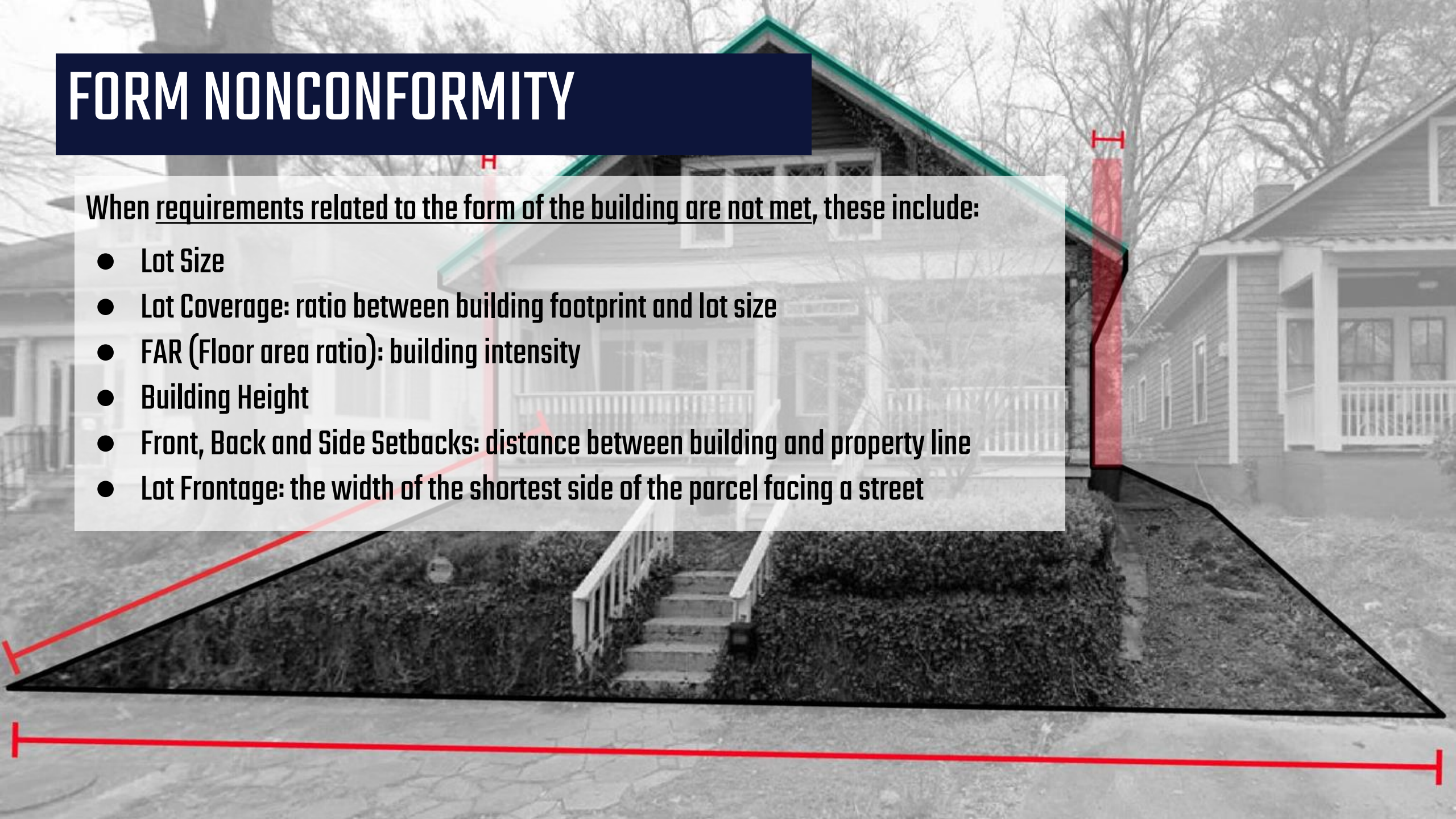


When requirements related to the way the building is used are not met.

FORM NONCONFORMITY

When requirements related to the form of the building are not met, these include:

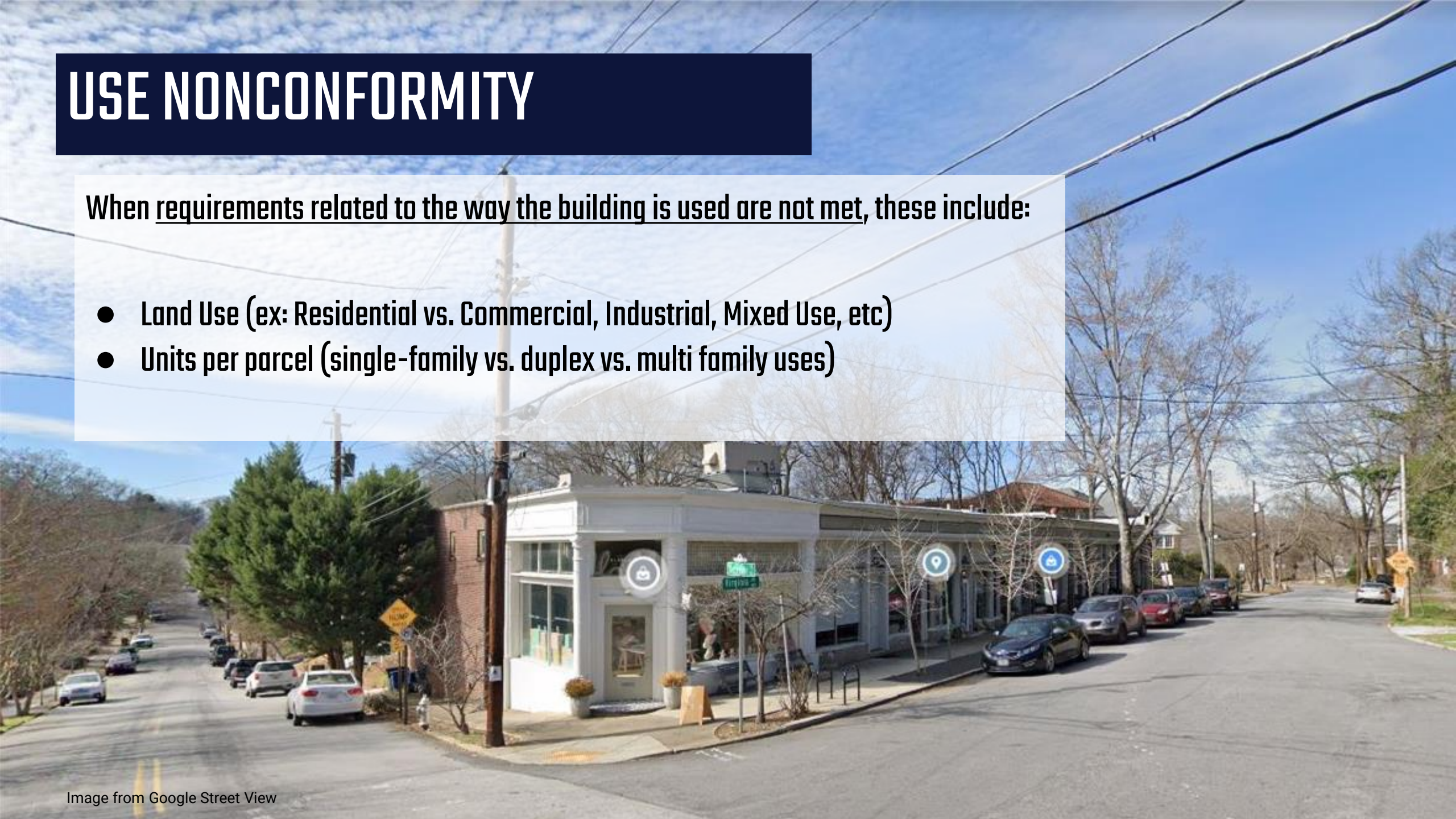
- Lot Size
- Lot Coverage: ratio between building footprint and lot size
- FAR (Floor area ratio): building intensity
- Building Height
- Front, Back and Side Setbacks: distance between building and property line
- Lot Frontage: the width of the shortest side of the parcel facing a street



USE NONCONFORMITY

When requirements related to the way the building is used are not met, these include:

- Land Use (ex: Residential vs. Commercial, Industrial, Mixed Use, etc)
- Units per parcel (single-family vs. duplex vs. multi family uses)



ZONING TO REFLECT PATTERNS

Why do we want zoning to support existing patterns and allow growth that is compatible with local character?

- To support City plans, including ACD, the CDP, and assorted neighborhood plans.
- Atlantans love their neighborhoods
- Local patterns are adapted to the climate and landscape - TREES
- Other benefits of traditional neighborhood patterns.
- Keep Atlanta Atlanta

METHOD

EXISTING PATTERN ANALYSIS

EXISTING PATTERN ANALYSIS

1. CITY-SCALE



Analyze patterns within
ACD's Urban/Suburban/Rural
Conservation Areas

Developmental History
Nonconformities / Variances
Parcel, Block, Street Patterns

RESULT: CITY WIDE PATTERNS
& IDENTIFY REPRESENTATIVE AREAS

2. NEIGHBORHOOD-SCALE

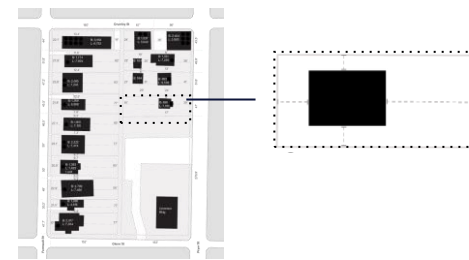


Determine representative
subset of neighborhoods by
analyzing commonalities
and differences in:

Use Mix
Parcel Size
Units per Parcel
Nonconformities
Building Type Patterns

RESULT: SUB-PATTERNS
IN 19 STUDY AREAS

3. BLOCK-SCALE

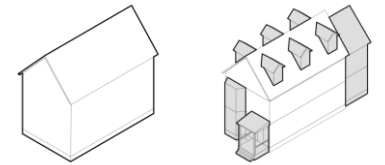


Analyze central/transitional
blocks' potential to preserve
neighborhood character
while accommodating
appropriate growth

Historical Context
Parcel Size Nonconformity
Intensity
Setbacks
Character
Circulation

RESULT: 18 BLOCKS
ANALYZED

4. BUILDING-SCALE



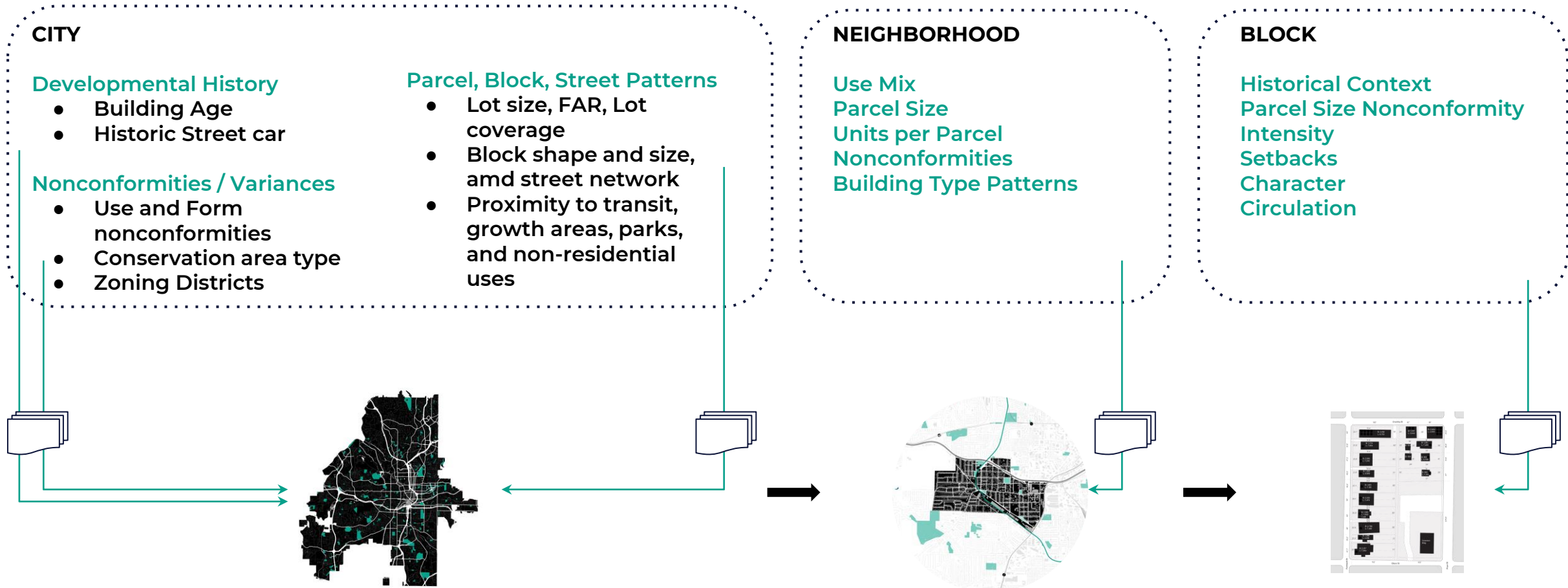
Document existing and
potential building types that
can support future controlled,
context-sensitive growth with
desirable design elements.

Observations relevant to
future zoning
Engagement with street
Conformity / Non conformity

RESULT: BUILDING
TAXONOMY TO TEST
POTENTIAL CODE CHANGES

SPATIAL DATA ANALYSIS

From data to maps



KEY FINDINGS BY SCALE

EXISTING PATTERN ANALYSIS

CITY SCALE ANALYSIS

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CITY SCALE ANALYSIS

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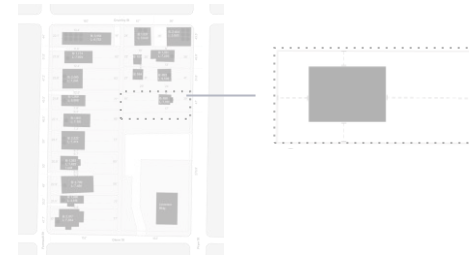


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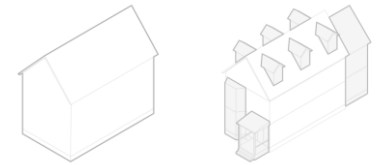


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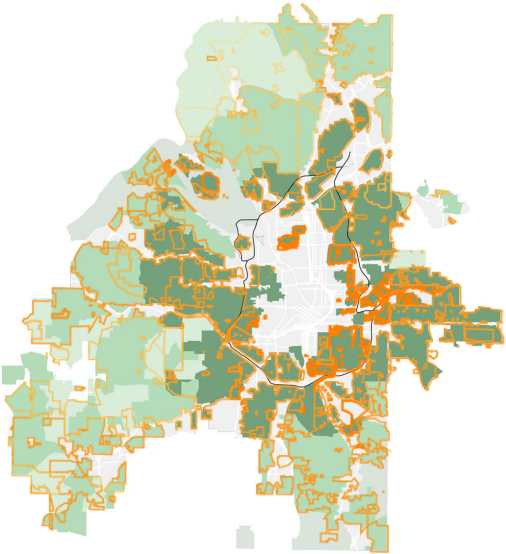
CITY SCALE ANALYSIS

Where does the current zoning not reflect existing patterns of lot size and use? Where can we zoom in to unpack these disconnects?

METHOD

CITY SCALE ANALYSIS

1. VISION ALIGNMENT

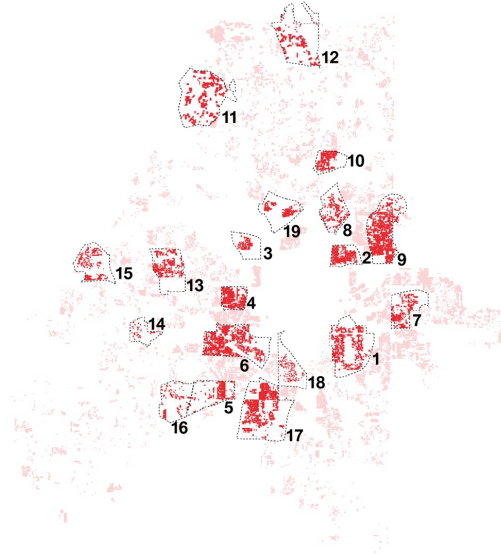


How does Atlanta City Design's vision relate to existing urban patterns and current zoning districts?

*ACD Conservation Areas (green)
vs. Zoning Districts (orange)*



2. FRICTION AREAS

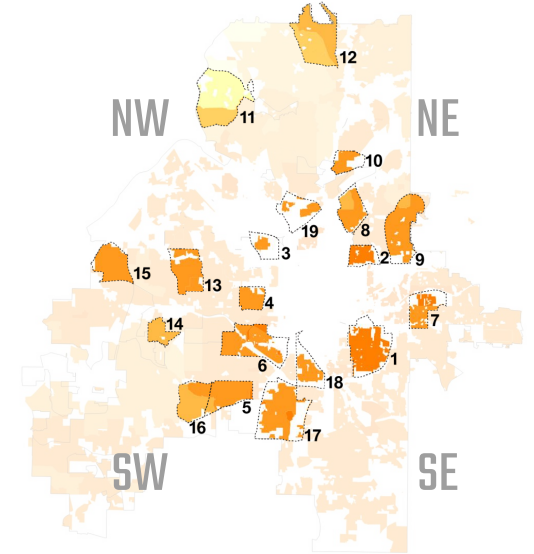


Which are the areas with higher number of nonconformities between existing patterns and current zoning?

*Nonconformities (red)
with Friction Area Outlines*



3. REPRESENTATIVE AREAS



Representative areas in relation to: History / Growth Potential / Urban Fabric / Parcel-level Physical/ Policy and Regulatory Context patterns

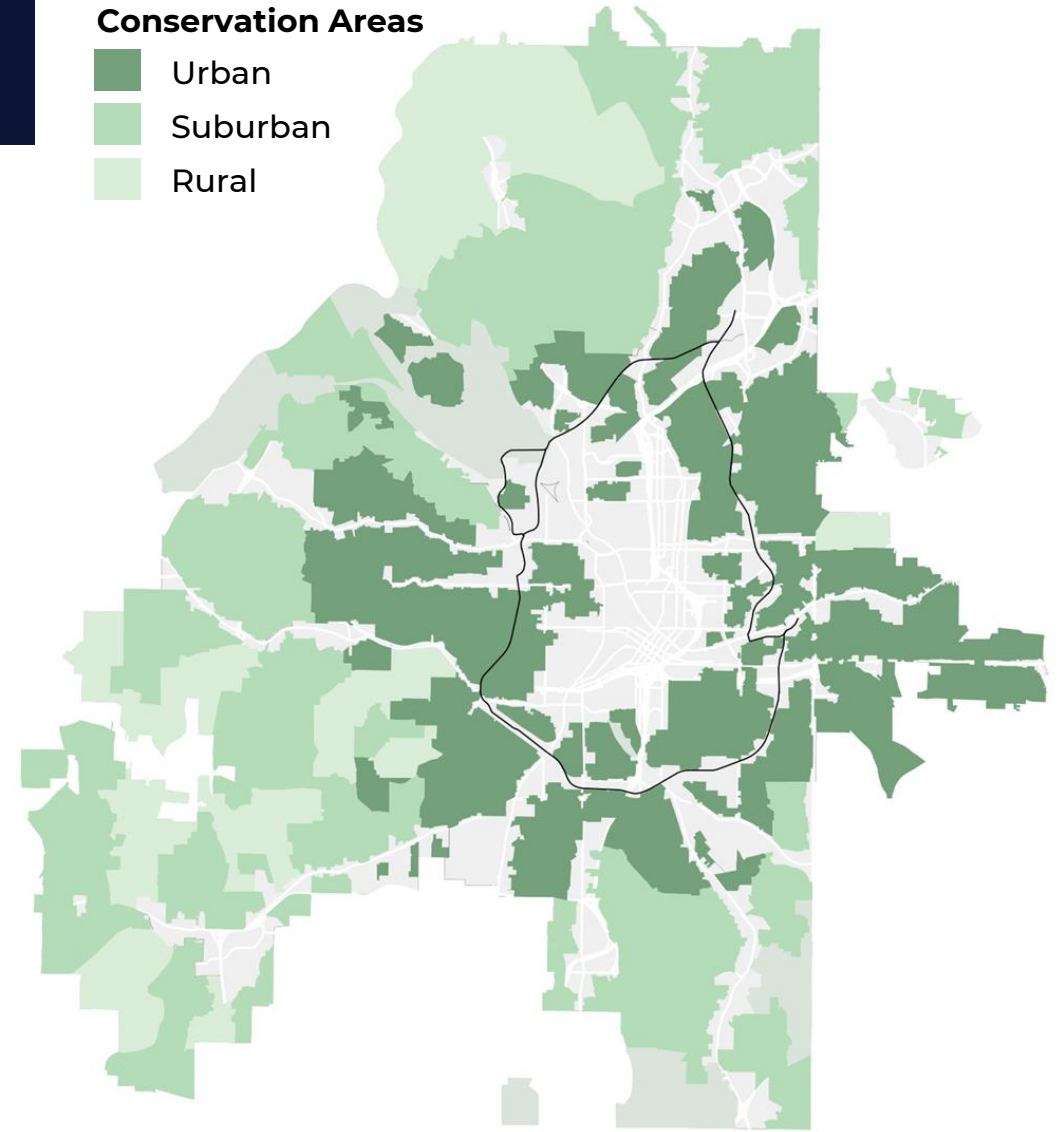
*Zoning Districts (orange)
with Representative Area Outlines*

ZONING & ACD VISION

CITY SCALE ANALYSIS

CONSERVATION AREAS (ACD)

- **Conservation Areas:**
Urban, Suburban and Rural
- **Urban Conservation areas will most likely experience higher growth pressures due to its proximity to the center and corridors, and available infrastructure and street network**



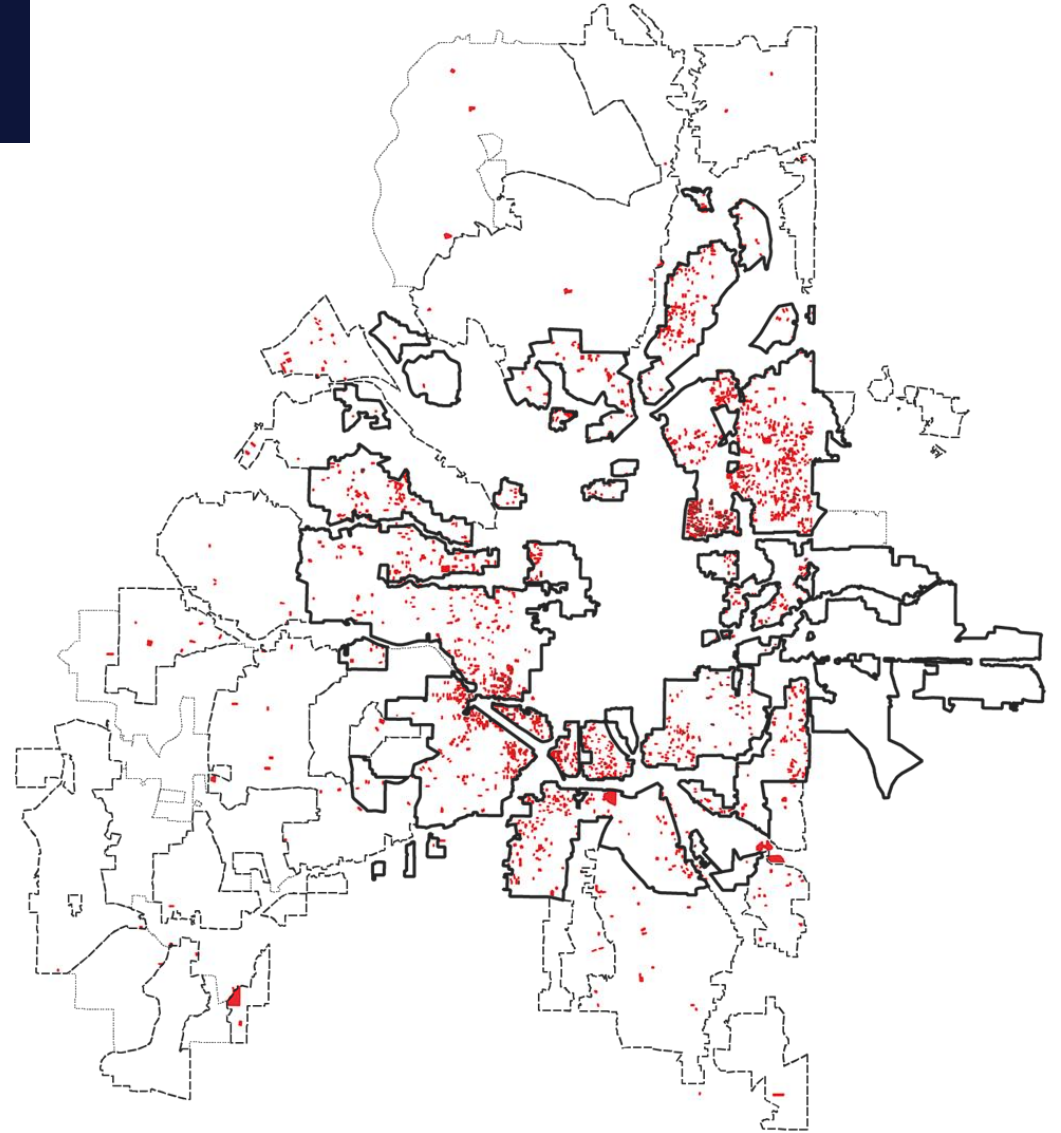
NONCONFORMITY

CITY SCALE ANALYSIS

NONCONFORMING USE

**Commercial, industrial, or
multifamily uses not allowed by
current zoning**

**More dwellings units than
allowed by current zoning**



 Nonconforming in use

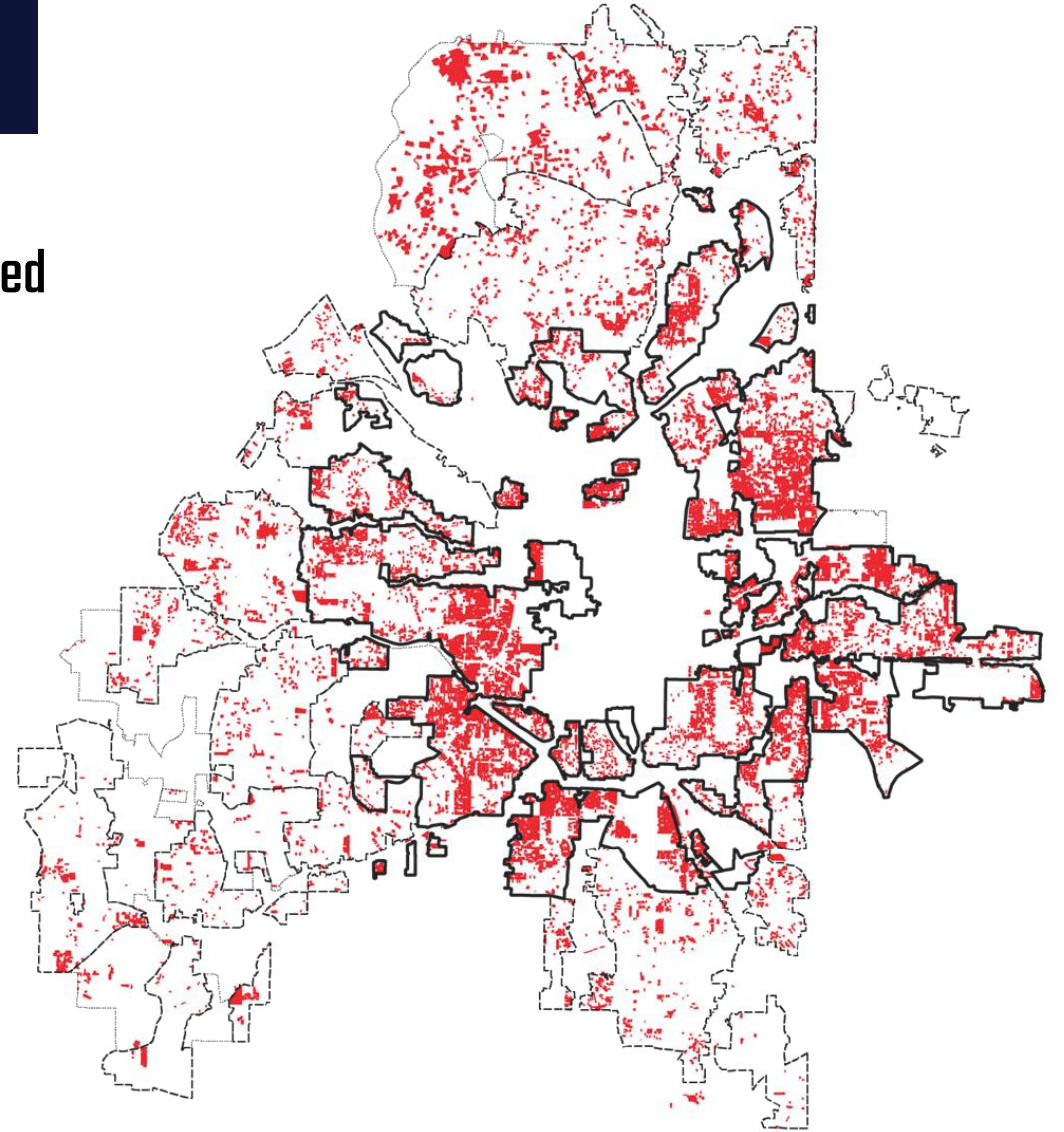
NONCONFORMING FORM

Lot Size

Lot Coverage

FAR

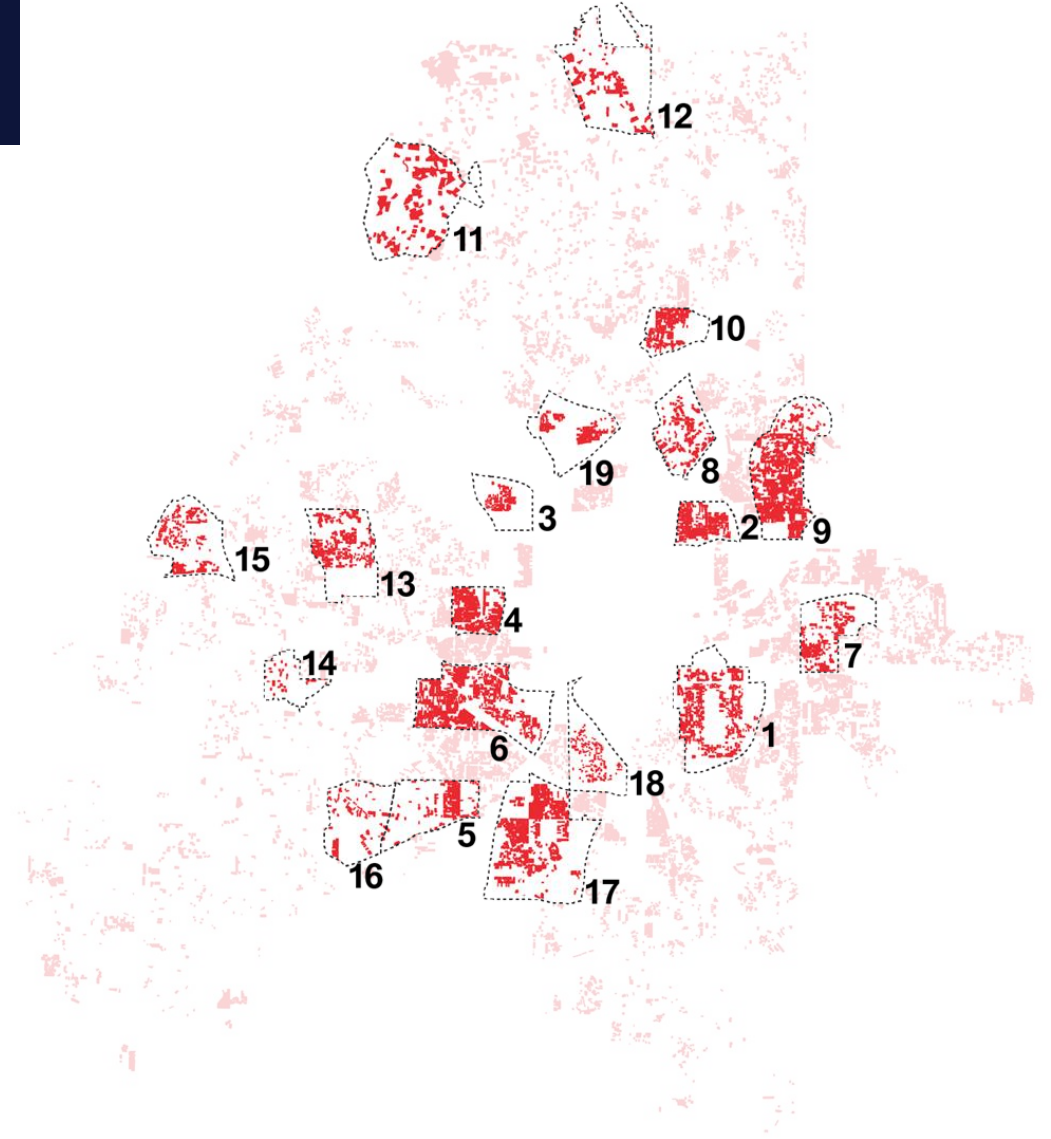
Over **90%** of all form-related nonconformities involved below-minimum lot size.



 Nonconforming in form

FRICTION AREAS

	Study Neighborhood	Dominant Zoning	Council Districts	NPU
1	Grant Park	R-5	1 W	
2	Midtown (Garden District)	R-5	2 E	
3	Knight Park/Howell Station	R-4A	3 K	
4	Hunter Hills	R-4	3 K	
5	Venetian Hills	R-4	4 S	
6	Westview/West End	R-4, R-4A	4 T	
7	Edgewood	R-4A, R-5	5 O	
8	Ansley Park/Sherwood Forest	R-3, R-4	6 E	
9	North Highland	R-3, R-4	6 F	
10	Peachtree Hills	R-4	7 B	
11	Paces	R-1	8 A	
12	Chastain Park	R-2, R-2B, R-3	8 A	
13	Center Hill	R-4, R-4A	9, 3 J	
14	Peyton Forest	R-3	10 I	
15	Carroll Heights/Fairburn Heights	R-4	10 H	
16	Adams Park	R-3, R-4	11 R	
17	Capitol View/Sylvan Hills	R-4	12 X	
18	Pittsburgh	R-4B	12 V	
19	Loring Heights / Berkeley Park	R- 4, R-4A	9, 8 D, E	

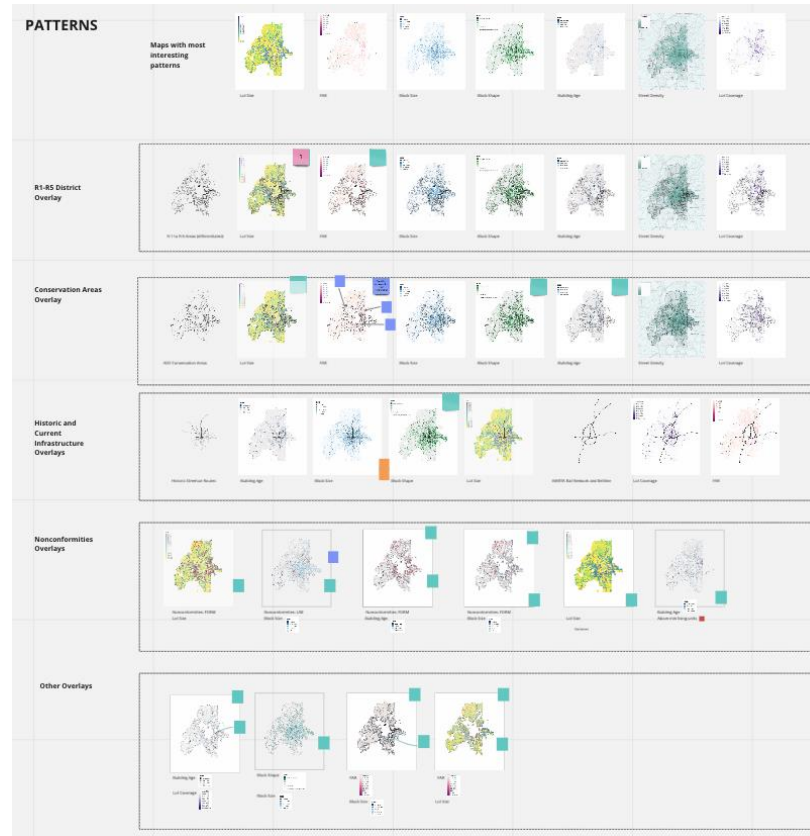


EXPLORATORY PATTERN ANALYSIS

48 maps

30 overlays →

6 charts



15 character elements

History

- Building Age
- Historic Streetcar Network

Threshold & Growth Potential

- Proximity to Transit
- Proximity to Growth Areas
- Park Access
- Proximity to Non-Residential Zoning
- Proximity to Non-Residential Existing Land Use

Urban Fabric

- Block Size
- Block Shape
- Street Network Type

Parcel-Level Physical Patterns

- Lot Size
- FAR
- Lot Coverage

Policy & Regulatory Context

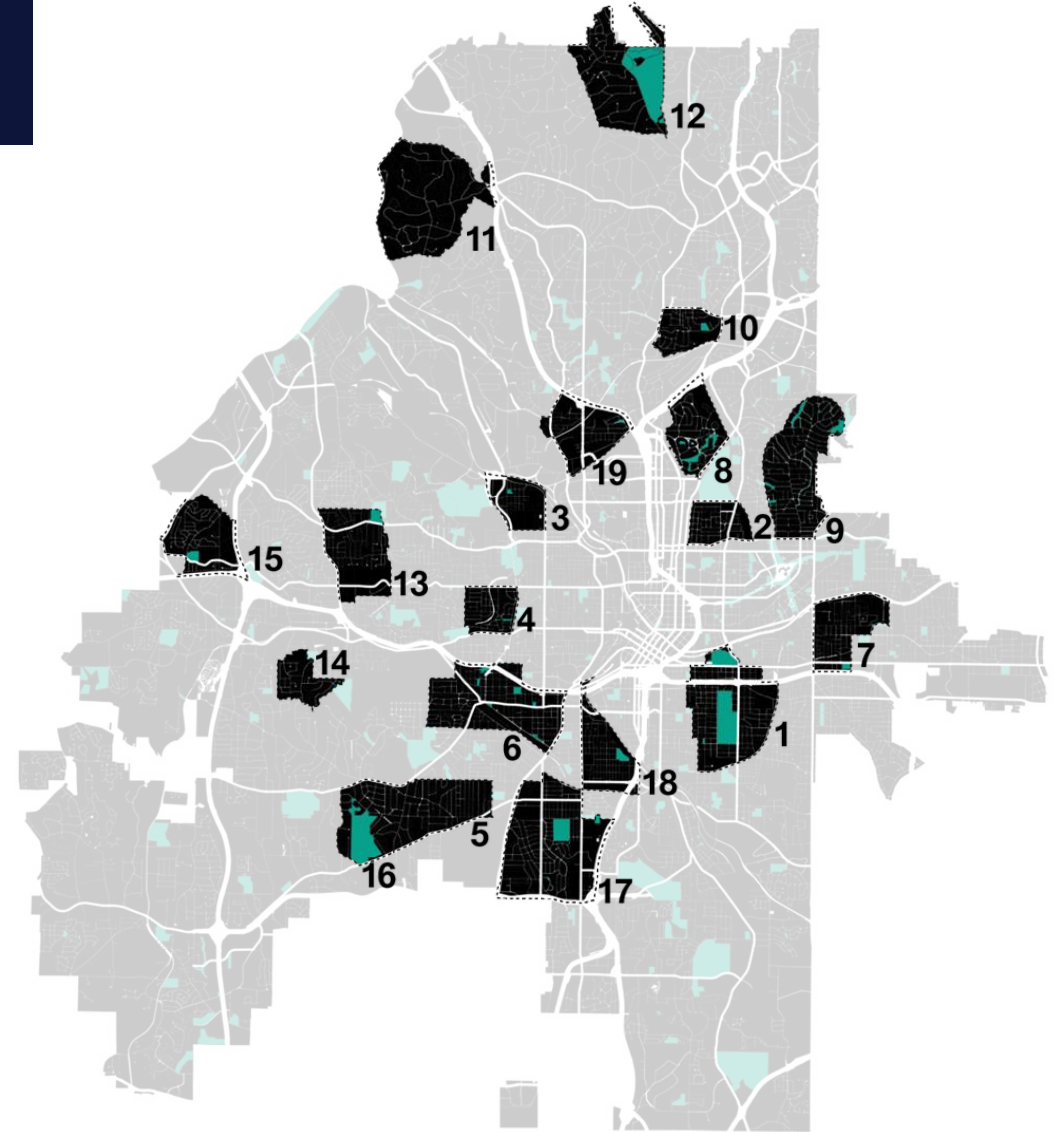
- ACD Conservation Area Type
- R-1 to R-5 District

CHARACTER PATTERN MATRIX

[illegible]

19 STUDY AREAS

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5	Venetian Hills	R-4	4	S
6	Westview/West End	R-4, R-4A	4	T
7	Edgewood	R-4A, R-5	5	O
8	Ansley Park/Sherwood Forest	R-3, R-4	6	E
9	Morningside/Lenox Park/Virginia Highlands	R-3, R-4	6	F
10	Peachtree Hills	R-4	7	B
11	Paces	R-1	8	A
12	Chastain Park	R-2, R-2B, R-3	8	A
13	Center Hill	R-4, R-4A	9, 3	J
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16	Adams Park	R-3, R-4	11	R
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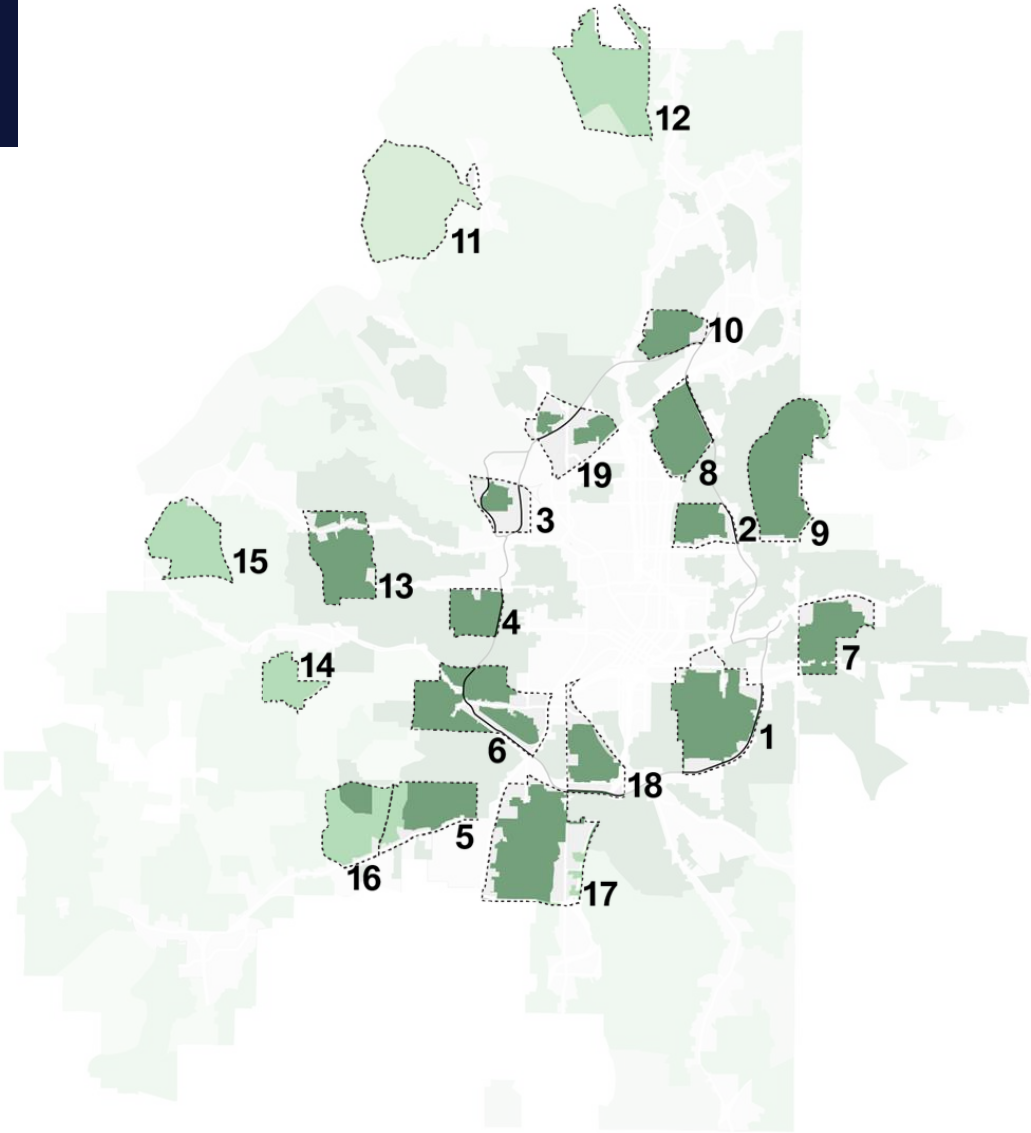


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Conservation Areas

- Urban
- Suburban
- Rural

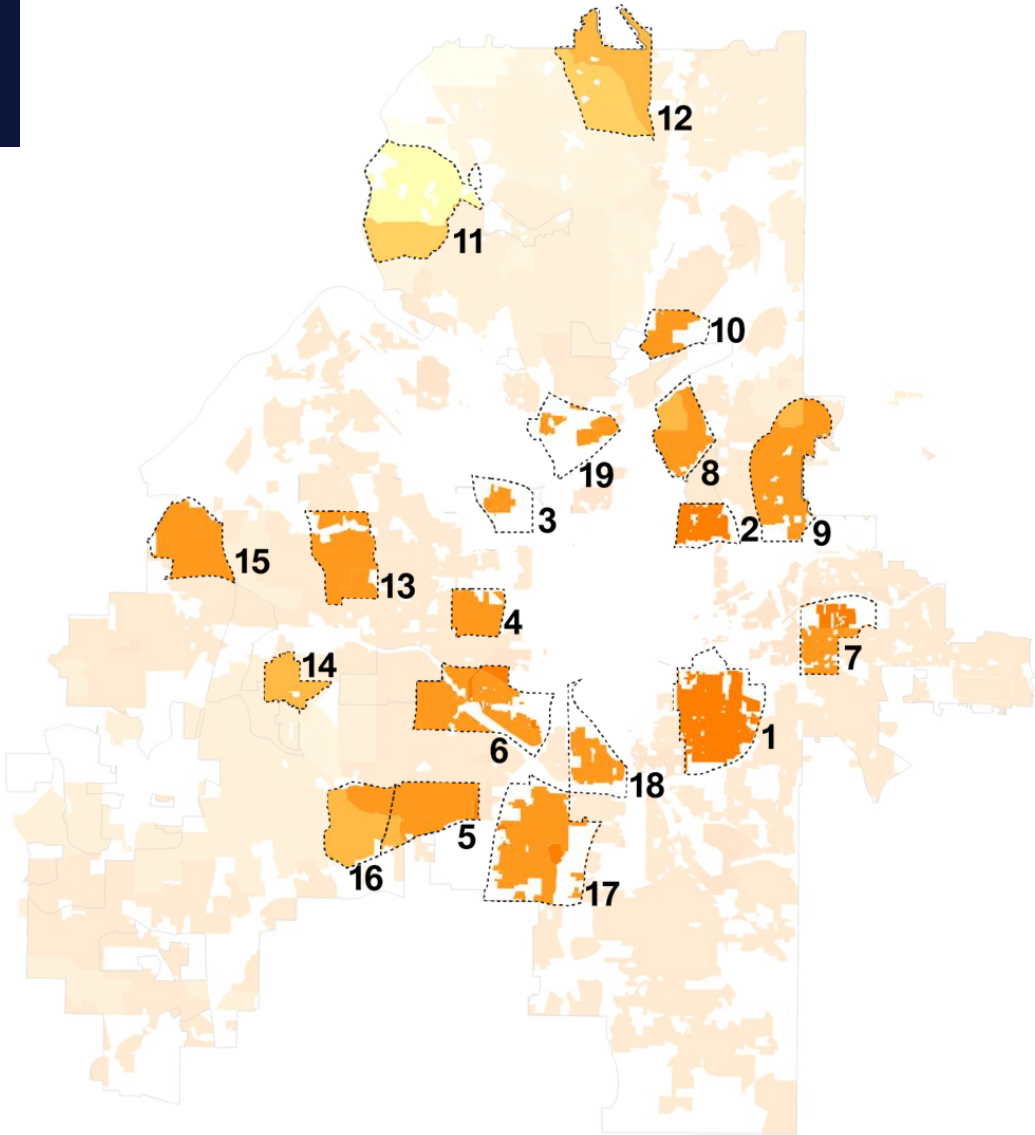


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Residential zoning districts

- R-1
- R-2
- R-3
- R-4
- R-5



BUILDING TYPES

NEIGHBORHOOD SCALE ANALYSIS

BUILDING TYPES IN CONSERVATION AREAS

CARRIAGE HOUSE



DETACHED HOUSE



ATTACHED HOUSE



TOWNHOUSE



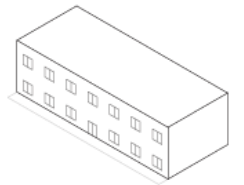
WALK-UP



GARDEN APARTMENTS



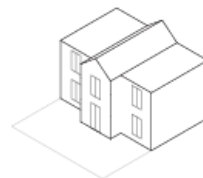
STACKED FLATS



SHOPFRONT



CIVIC BUILDING



COMMERCIAL BLOCK



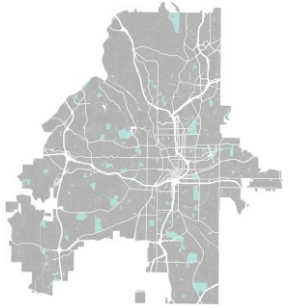
NEIGHBORHOOD-SCALE ANALYSIS

19 STUDY AREAS

This analysis has been performed using data from the City of Atlanta, Fulton County, and other sources. Data are not guaranteed. Parcels with an area less than 200 square feet were not taken into account for numerical analysis.

NEIGHBORHOOD SCALE ANALYSIS

1. CITY-SCALE



Analyze patterns within
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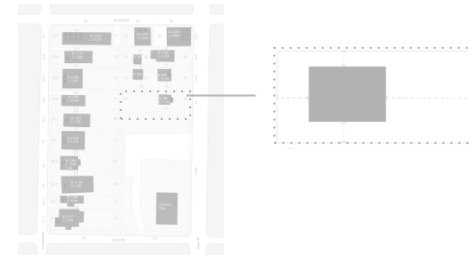


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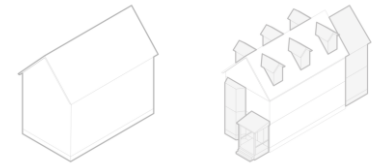


Analyze central/transitional
blocks' potential to preserve
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Parcel Size Nonconformity
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RESULT: 18 BLOCKS
ANALYZED

4. BUILDING-SCALE



Document existing and
potential building types that
can support future controlled,
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Observations relevant to
future zoning

Engagement with street

Conformity / Non conformity

RESULT: BUILDING
TAXONOMY TO TEST
POTENTIAL CODE CHANGES

NEIGHBORHOOD SCALE ANALYSIS

Which are the finer-grained patterns found in these representative areas and are they aligned with existing zoning regulations? Which are the study areas with a higher number of disconnects?

SAMPLE NEIGHBORHOOD

WEST END - WESTVIEW

AERIAL VIEW

[illegible]

— Neighborhood boundaries

USE

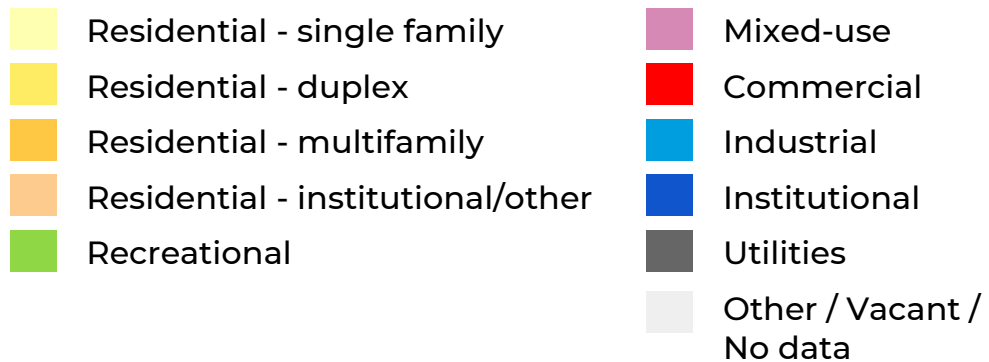
6. WESTVIEW - WEST END

- High-Capacity Transit Stops
- Arterials and collectors
- Growth Areas
- Existing Zoning Boundaries

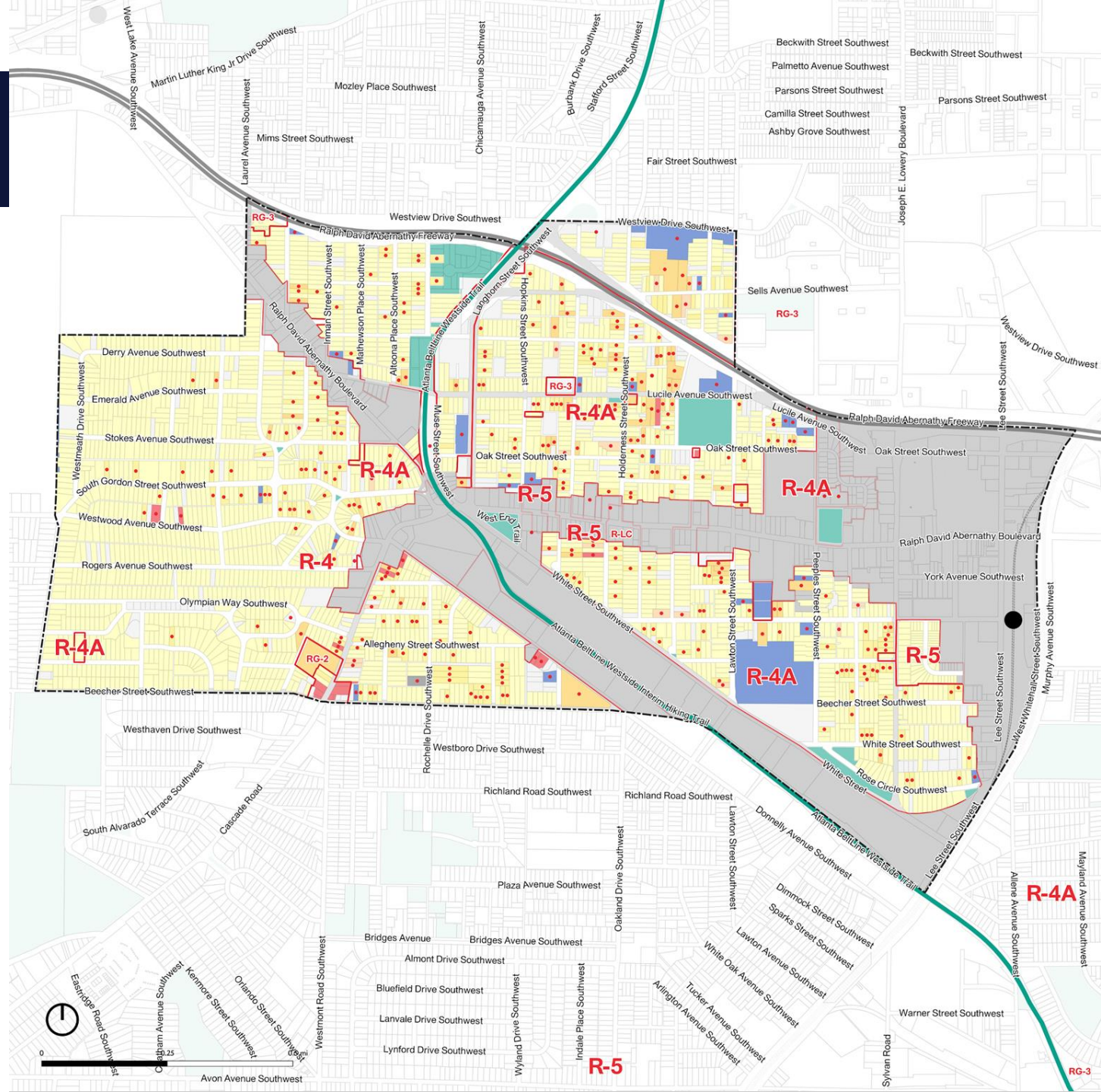
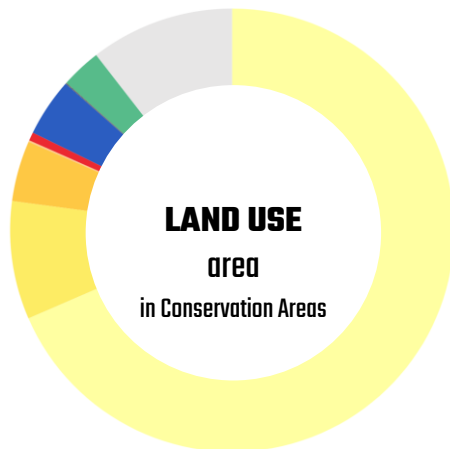


- Nonconforming Use

LAND USE

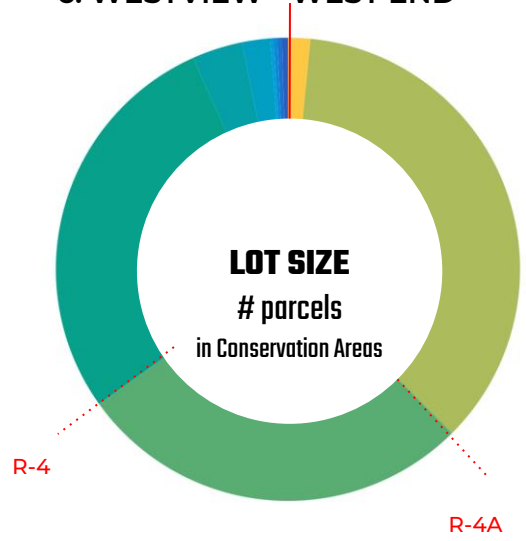


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PARCEL SIZE

6. WESTVIEW - WEST END



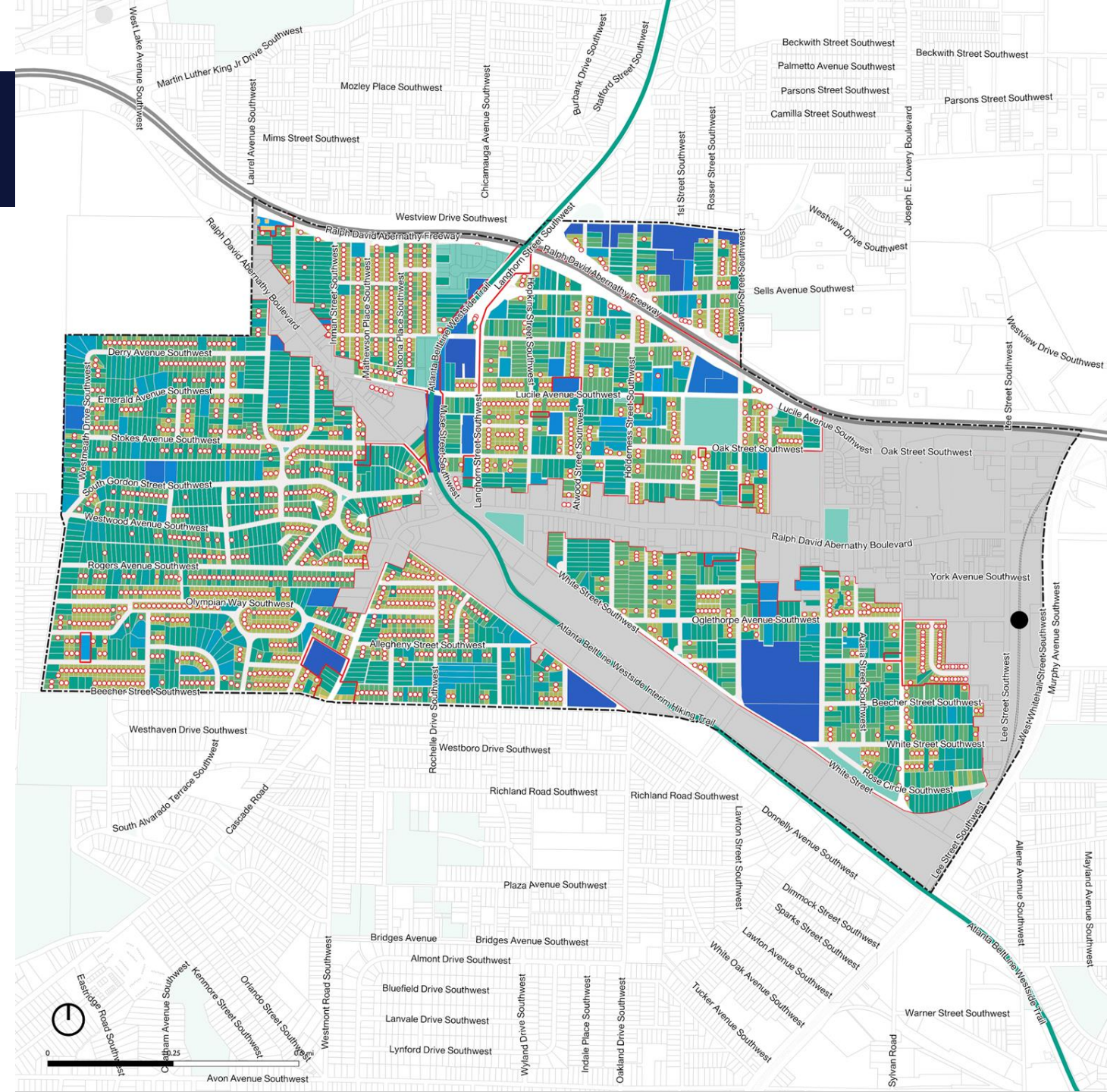
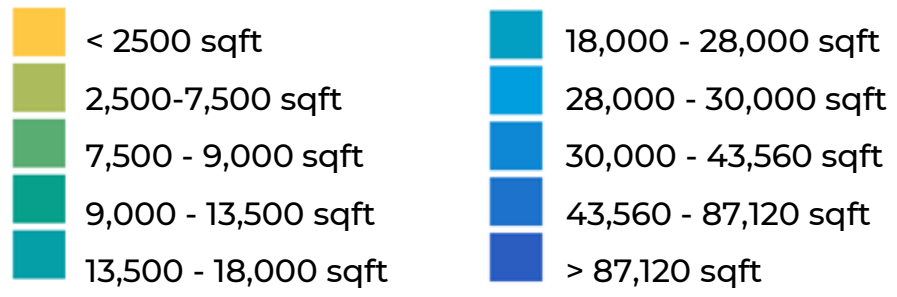
52% of lot sizes are nonconforming in R-1 through R-5 as present in this study area.

The predominant zoning district are R-4 which has a minimum lot size of 9,000 sf and R-4A which has a minimum lot size of 7,500 sf.

○ Nonconforming Lot Size

Parks

LOT SIZE (sqft)



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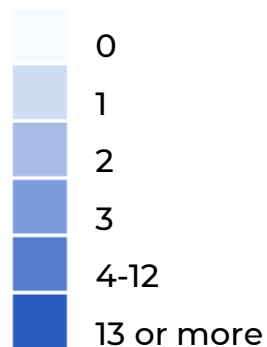
UNITS PER PARCEL

6. WESTVIEW - WEST END

11% of units per parcel nonconforming.

● Nonconforming Living Units per Parcel

UNITS PER PARCEL



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NONCONFORMITIES*

6. WESTVIEW - WEST END

*in R-1 - R-5 Districts

59%

of R-1 to R-5 parcels
in this study area
are nonconforming
based on lot size,
building coverage,
FAR and/or use.

14%

due to use

51%

due to form

7%

due to both



BUILDING TYPE

6. WESTVIEW - WEST END

BUILDING TYPE

- Detached house
- Carriage house / Accessory structure
- Attached house
- Townhouse
- Walk-up
- Garden Apartment
- Stacked Flat

- Shopfront
- Civic
- Commercial block / Mixed Use
- General

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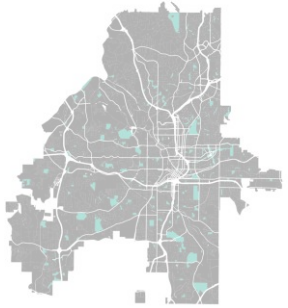


BLOCK SCALE ANALYSIS

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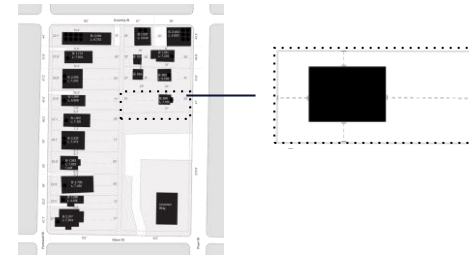


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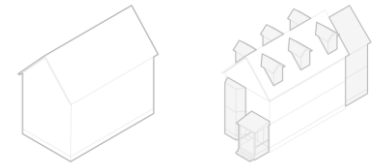


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BLOCK SCALE ANALYSIS

Within study areas with a higher number of nonconformities, what are the setbacks, lot coverage, parking placement, circulation and building use patterns at a block scale? How do these patterns relate to existing zoning regulations?

Study Block Location

Block selection criteria:

- Degree of non conformity
- Distribution across all city quadrants
- Both central/transitional blocks

ACD GROWTH AREAS

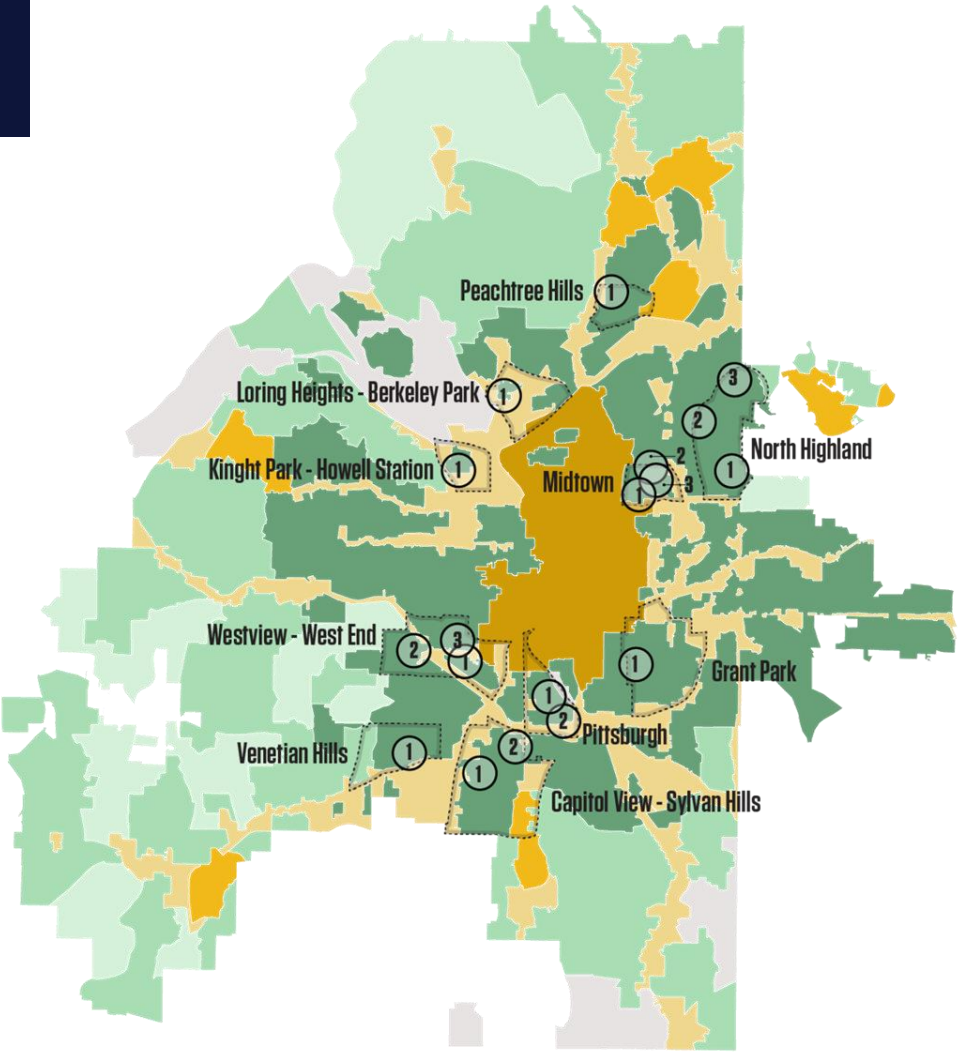
- Core
- Cluster
- Corridor

ACD CONSERVATION AREAS

- Urban
- Suburban
- Rural
- Production

Study Block Maps by Neighborhood

- Midtown
- Grant Park
- Venetian Hills
- Knight Park - Howell Station
- Westview - West End
- North Highland
- Peachtree Hills
- Capitol View - Sylvan Hills
- Pittsburgh
- Loring Heights - Berkeley Park



WEST END - WESTVIEW, BLOCK 1



AERIAL VIEW

WESTVIEW / WEST END - BLOCK 1

URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA



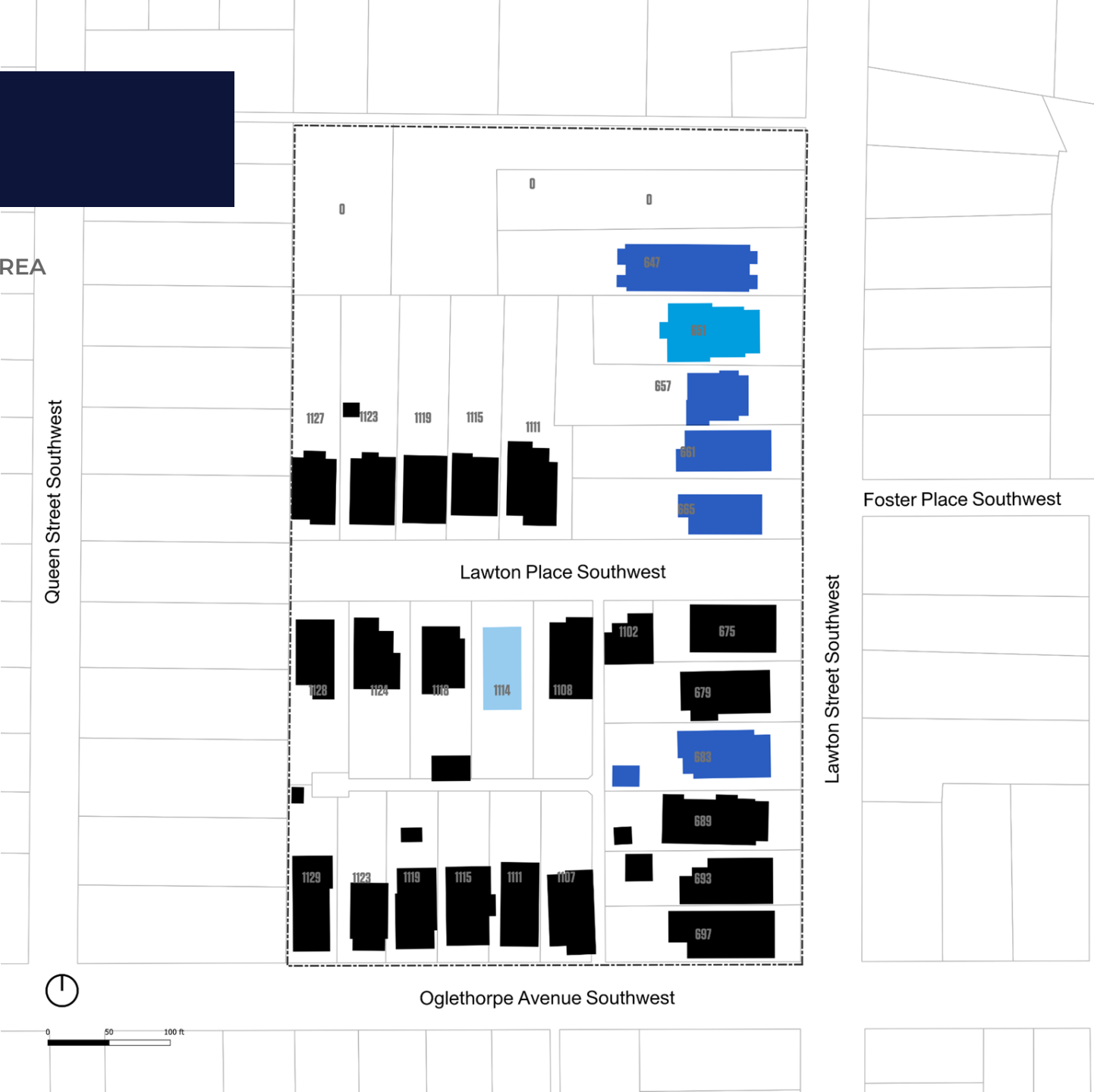
— Study block

HISTORICAL CONTEXT

WESTVIEW / WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

BUILDING YEAR BUILT



- Before 1929
- 1929 - 1950
- 1950 - 1982
- 1982 or later










LOT SIZE NONCONFORMITY

WESTVIEW / WEST END - BLOCK 1

URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

-  Zoning District Boundary
-  Parcels outside R-1 to R-5 Zoning Districts

LOT SIZE DEGREE OF NONCONFORMITY (in R-1 to R-5 Districts)

- Meets or Exceeds Minimum Size
-  Up to 5% Below Minimum Size
-  5% - 10% Below Minimum Size
-  5% - 10% Below Minimum Size
-  5% - 10% Below Minimum Size
-  5% - 10% Below Minimum Size
-  5% - 10% Below Minimum Size
-  More than 50% Below Minimum Size

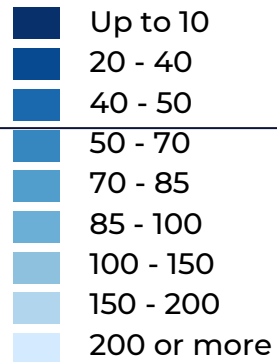


INTENSITY

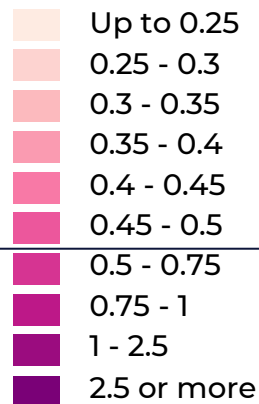
WESTVIEW / WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

WESTVIEW / WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

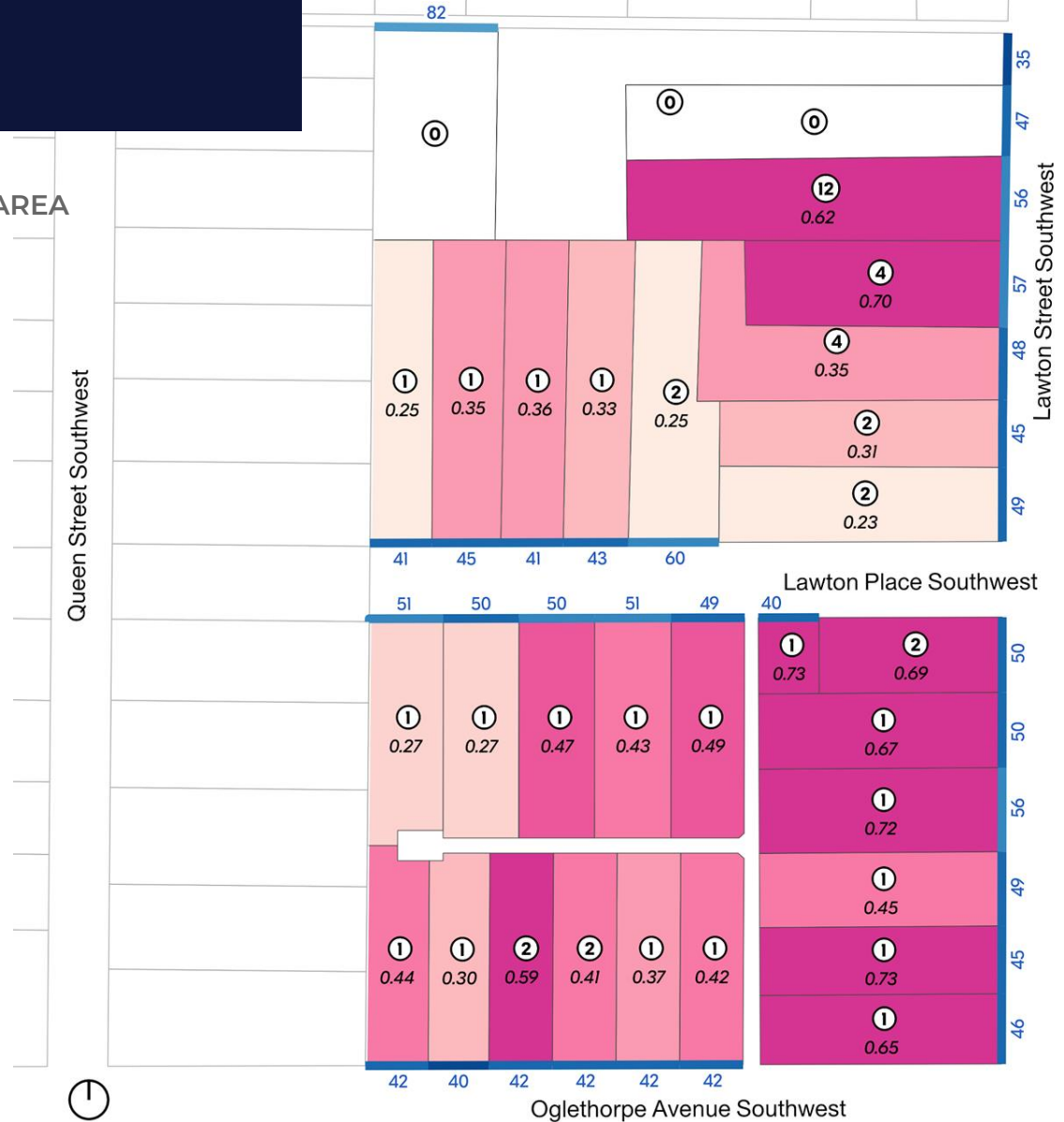
① Units/Lot ——— Zoned single-family

FRONTAGE WIDTH (FT)

Min Frontage Width: 50 ft

FAR

Max FAR: 0.5



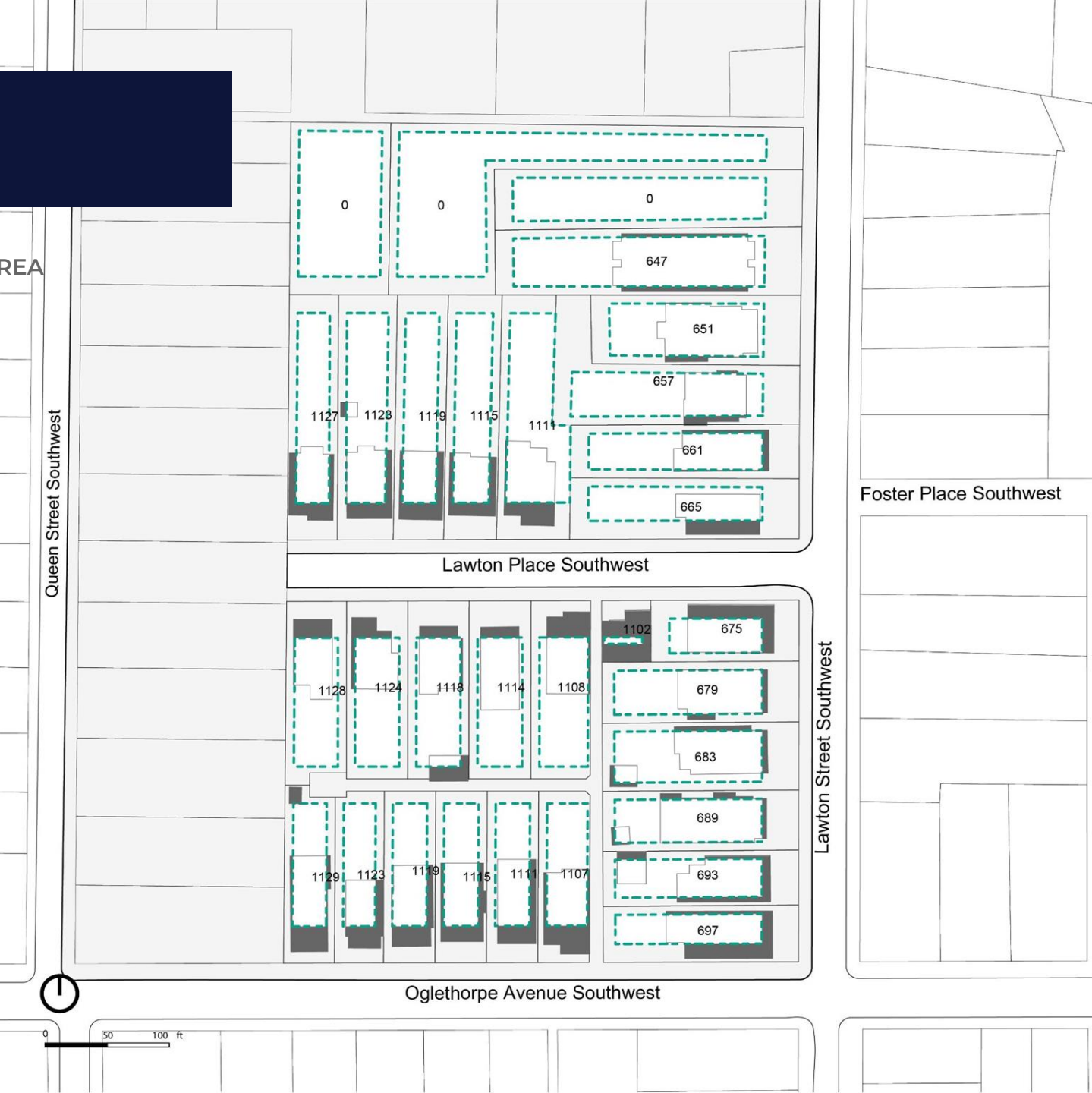
Foster Place Southwest

SETBACKS

WESTVIEW / WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

LEGEND

 Required setbacks*



CHARACTER

WESTVIEW - WEST END - BLOCK 1

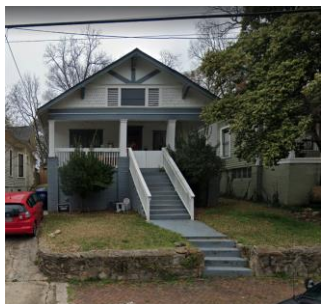
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA



657 Lawton St SW - Porch + Balcony



697 Lawton St SW - Stair + Porch



1111 Oglethorpe Ave SW - Stair + Porch



1119 Oglethorpe Ave SW - Stair + Porch



1115 Lawton Pl SW - Stair + Porch



1118 Lawton Pl SW - Porch

BUILDING TYPE

- Detached house
- Carriage house
- Walk-up



Photos taken from Google Street View.

CIRCULATION

WESTVIEW - WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA

PUBLIC ROAD TYPE

- Arterial
Local Street

PRIVATE VEHICULAR CIRCULATION

- ▶ Entrance from Public Road
- Driveway, Parking or Active Alley
- Inactive Official Alley



				1. Setbacks								2. Intensity							3. Character					4. Circulation						
				Side Setback (L)	Side Setback (R)	Rear Setbacks	Half-depth front yard	Front Setback (measured from porch foundation)	Accessory Structure presence	Accessory Structure Size (% of rear yard)	Setbacks for accessory bldgs (L side - R side - rear)	Lot Size	Lot Width	Living units /lot	FAR	Lot Coverage	Building Height	Number of stories	Partial Story Type	Building type	Building Footprint Area	Fenestration	Roofline type	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access		
	Zoning District	Street	Bldg #	ft	ft	ft	ft	ft	yes/no	%	ft	sf	ft	# units	ratio	%	ft	#	attic/garden	type	type	sf	low / medium / high	hip/gable/flat/pyramid	level (=), rising (+) or falling (-)	yes/no	yes/no	front/rear/side	Street/Alley	
	R-4A			min 7	min 7	min 15	min 15	min 30	yes	max 25%	7 - 7 - 15	min 7500	min 50	1	max 0.5	max 55%	max 35													
Westview - West End - Block 01	R-4A	Dagglethorpe Ave SW	1107	4	5	62.8		10	no			5,868	42	1	0.42	0.41	34	1		Detached House	stair + porch	2,456	medium	hip	+	yes	yes	rear	alley	
			1111	8	5	58.3		17	no			5,876	42	1	0.37	0.38	30	1		Detached House	stair + porch	2,165	low	gable	+	yes	yes	side	street	
			1115	4.5	4.5	61		17	no			5,882	42	2	0.41	0.40	29	1		Detached House	stair + porch	2,412	low	hip	+	yes	yes	front	street	
			1118	5	5	62.8		15	yes	7.8%	12.6-15.9-24	5,884	42	2	0.59	0.41	35	1.5	attic	Detached House	stair + porch	2,184	low	hip	+	yes	no			
			1123*	8	5	74.2		13	no			5,583	40	1	0.30	0.30	28	1		Detached House	stair + porch	1,878	low	hip	+	yes	no			
			1129*	5.2	10.5	57		11.3	yes	8.3%	2.7-8.9-2.7	5,793	42	1	0.44	0.44	25	1		Detached House	stair + porch	2,442	low	hip	+	yes	no			
		Lawton St SW	-						no				12,129	35	-	-	-	-	-											
			-						no				20,976	47	-	-	-	-	-											
			647*	4.4	11	95		40	no				13,589	56	12	0.62	0.33	25	2		Walk-up	porch + balcony	4,211	low	flat	=	no	yes	rear	street
			651*	9	5.8	91		38	no				9,686	57	4	0.70	0.35	33	2		Walk-up	porch + balcony	3,372	medium	hip	=	no	yes	rear	street
			657*	0	4	100		35	no				11,549	48	4	0.35	0.24	35	2		Walk-up	porch + balcony	2,027	medium	hip	+	no	yes	rear	street
			661*	7.8	4.9	90.5		35	no				8,169	45	2	0.31	0.31	22	1		Detached House	porch	2,511	low	hip	+	no	yes	side	street
			665*	-	11	90.9	6	34	no				9,285	48	2	0.23	0.23	20	1		Detached House	porch	2,142	low	hip	+	no	yes	side	street
			675*	7	-	29	3	23.5	no				6,042	50	2	0.89	0.46	30	1.5	attic	Detached House	stair + porch	2,762	low	gable	=	yes	no		
			679*	6	10.5	63.5		28	no				7,991	50	1	0.67	0.33	15	2		Detached House	stair + porch	2,677	low	hip	=	yes	no		
			683*	12.5	9.7	68.6		28	yes	11.6%	23.6-18.2-8.5	8,914	56	1	0.72	0.36	29	2		Detached House	porch + fence	2,817	low	hip	-	yes	no			
			689	7	7	48		28	yes	9.2%	9.7-28-8.5	7,842	48	1	0.45	0.45	26	1		Detached House	stair + porch	3,295	low	hip	=	yes	yes	side	street	
			693	1.5	8	62		25	no				7,167	45	1	0.73	0.37	35	2		Detached House	porch + fence	2,634	medium	hip	-	yes	yes	rear	alley
			697	-	5.2	51	4	23	no				7,336	46	1	0.85	0.43	26	1.5	attic	Detached House	stair + porch	3,171	low	hip	-	yes	yes	rear	alley
		Lawton Pl SW	1102*	7	5	0		14	no				2,023	40	1	0.73	0.71	27	1.5	attic	Detached House	stoop	1,470	low	gable	+	yes	no		
			1108*	4	10	86		14	no				7,065	48	1	0.49	0.33	26	1.5	garden	Detached House	porch	2,321	low	hip	=	yes	no		
			1114	10	8	63		18	no				7,340	51	1	0.25	0.38	28	1.5	garden	Detached House	porch	2,530	low	gable	=	yes	yes	rear	street
			1118*	12	7	75.5		19.8	yes	19.3%	0-24.1-0	7,260	50	1	0.43	0.34	27	1.5	garden	Detached House	porch	2,123	low	hip	+	yes	yes	side	street	
			1124*	9	4	60		15	no				7,253	50	1	0.33	0.27	28	2	both	Detached House	stoop	1,881	low	hip	+	yes	yes	side	street
			1128	15	5	64.3		16.5	no				7,119	51	1	0.47	0.27	22	2	both	Detached House	porch	1,818	medium	gable	-	yes	yes	side	street
			1127*	1.5	7	129.2		14	no				8,110	41	1	0.38	0.25	20	1		Detached House	stoop	1,994	medium	hip	-	no	yes	side	street
			1123*	6	5	127.1		15	no				9,366	45	1	0.35	0.24	25	1.5	attic	Detached House	stair + stoop	2,083	medium	hip	-	no	yes	side	street
			1119	3.5	6.5	131		15	yes	2.7%	9.4-14.9-13.1	8,277	41	1	0.27	0.24	*	1.5	attic	Detached House	stair + porch	1,933	medium	gable	-	no	no			
			1115*	4.5	7	131		14	no				8,674	43	1	0.25	0.22	25	1.5	attic	Detached House	stair + porch	2,021	medium	gable	-	no	no		
			1111*	4	18	131		15	no				10,158	60	2	0.27	0.25	18	1		Detached House	stair + stoop	1,908	low	gable	=	no	yes	side	street

* In some cases, due to obstruction in the aerial imagery, it was not possible to achieve an accurate measurement or assessment.

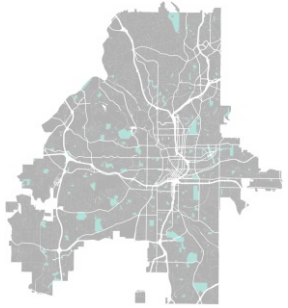
Gradient from conforming (green) to nonconforming (red), illustrating broad and basic trends relative to zoning.

BUILDING-SCALE ANALYSIS

KEY FINDINGS BY SCALE

BUILDING SCALE ANALYSIS

1. CITY-SCALE



Analyze patterns within
ACD's Urban/Suburban/Rural
Conservation Areas

Developmental History
Nonconformities / Variances
Parcel, Block, Street Patterns

RESULT: CITY WIDE PATTERNS
& IDENTIFY REPRESENTATIVE AREAS

2. NEIGHBORHOOD-SCALE

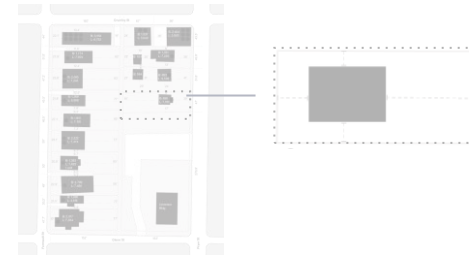


Determine representative
subset of neighborhoods by
analyzing commonalities
and differences in:

Use Mix
Parcel Size
Units per Parcel
Nonconformities
Building Type Patterns

RESULT: SUB-PATTERNS
IN 19 STUDY AREAS

3. BLOCK-SCALE

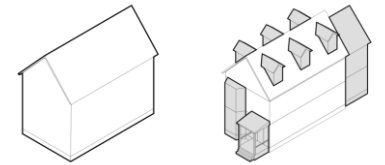


Analyze central/transitional
blocks' potential to preserve
neighborhood character
while accommodating
appropriate growth

Historical Context
Parcel Size Nonconformity
Intensity
Setbacks
Character
Circulation

RESULT: 18 BLOCKS
ANALYZED

4. BUILDING-SCALE



Document existing and
potential building types that
can support future controlled,
context-sensitive growth with
desirable design elements.

Observations relevant to
future zoning

Engagement with street

Conformity / Non conformity

RESULT: BUILDING
TAXONOMY TO TEST
POTENTIAL CODE CHANGES

BUILDING SCALE ANALYSIS

How do representative building typologies engage the street and impact the neighborhood experience? How could zoning regulations reinforce character while allowing modest growth and a diversity of lifestyles?

METHOD

BUILDING SCALE ANALYSIS

Inventory



Analysis table



Photo overlay

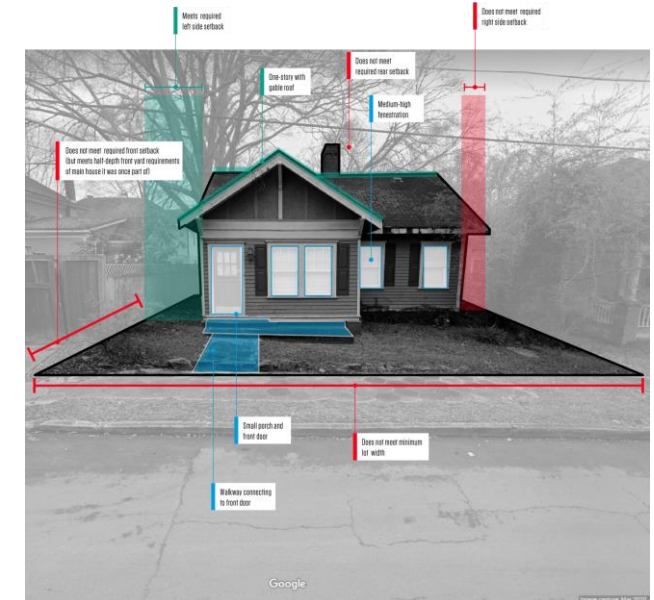
INVENTORY	# Examples	In Study blocks	Not in Study blocks
Carriage House		4	1
Detached House		12	10
Attached House		3	0
Townhouse		1	1
Walk-Up		3	3
Garden Apartment		1	1
Stacked Flat		1	1
Shopfront		3	2
Civic		1	1
Total	29	20	9

Density in relation to zoning?

Conformity	Units:	Setbacks			
		Front:	L Side:	R Side:	Rear:
Building Massing	FAR:	Lot Frontage Width:		Lot Size:	
	# Stories along Street:	W =		D =	

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	Low	Med	High		
Parking	Pad	Garage	None		



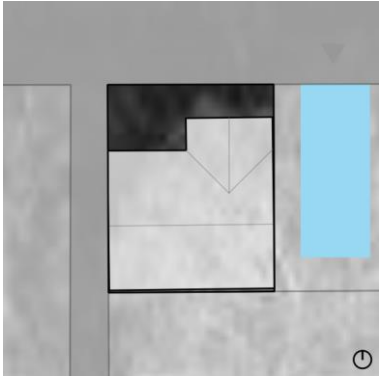
Observations relevant to crafting future zoning, such as-

- fenestration
- front/side expression
- significant massing elements
- relationship to topography
- significant landscape elements

Conformity or Non conformity for setbacks, lot frontage width and height

CARRIAGE HOUSE

ch 2



WEST END

[1102 Lawton Pl SW](#)

Historic corner lot one-story accessory building that was subdivided into a separate lot and has a small porch facing the street.

Era Built: Before 1929

Zoning: R-4A

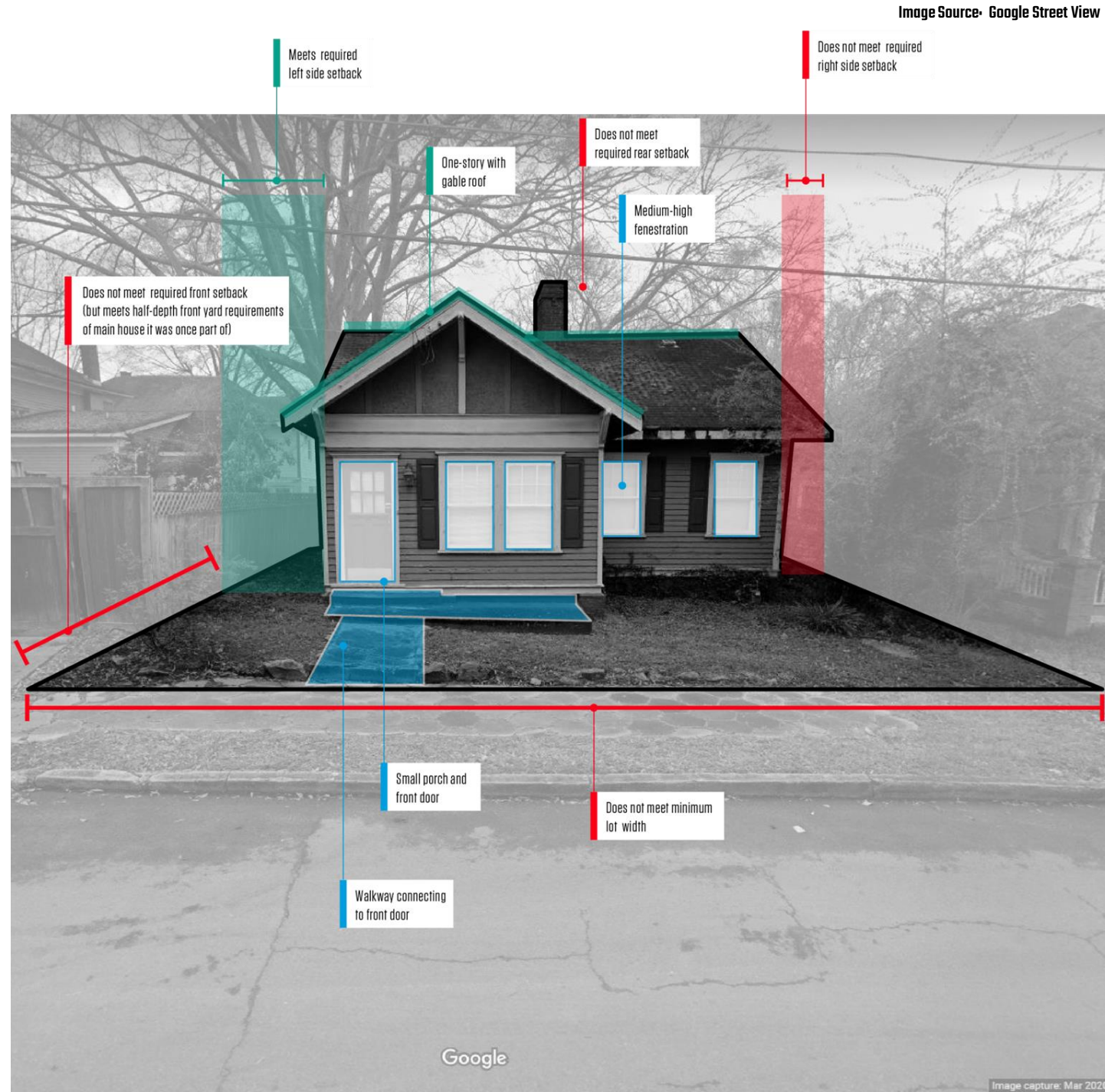
ACD Area: **Urban Conservation** / Growth - Corridor

Density in relation to zoning?

Conformity	Units: 1	Setbacks			
		Front: 14'	L Side HD: 7'	R Side: 5'	Rear: 0'
	FAR: 0.73	Lot Frontage Width: 40'		Lot Size: 2,024 sf	
Building Massing	# Stories along Street: 1 story		W = 40'	D = 42'	

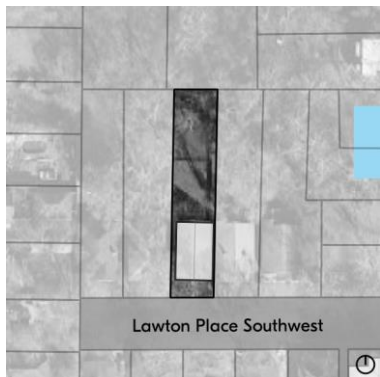
How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		



DETACHED HOUSE

dh 5



WEST END

[1119 Lawton Pl SW](#)

Mid-block bungalow on dead-end street with a strong early twentieth century pattern.

Era Built: Before 1929

Zoning: R-4A

ACD Area: **Urban Conservation / Growth - Corridor**

Density in relation to zoning?

Conformity	Units: 1	Setbacks			
		Front: 15'	L Side: 3.5'	R Side: 6.5'	Rear: 127'
	FAR: 0.36	Lot Frontage Width: 41'		Lot Size: 8,278 sf	
Building Massing	# Stories along Street: 1.5			W = 38'	D = 67'

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

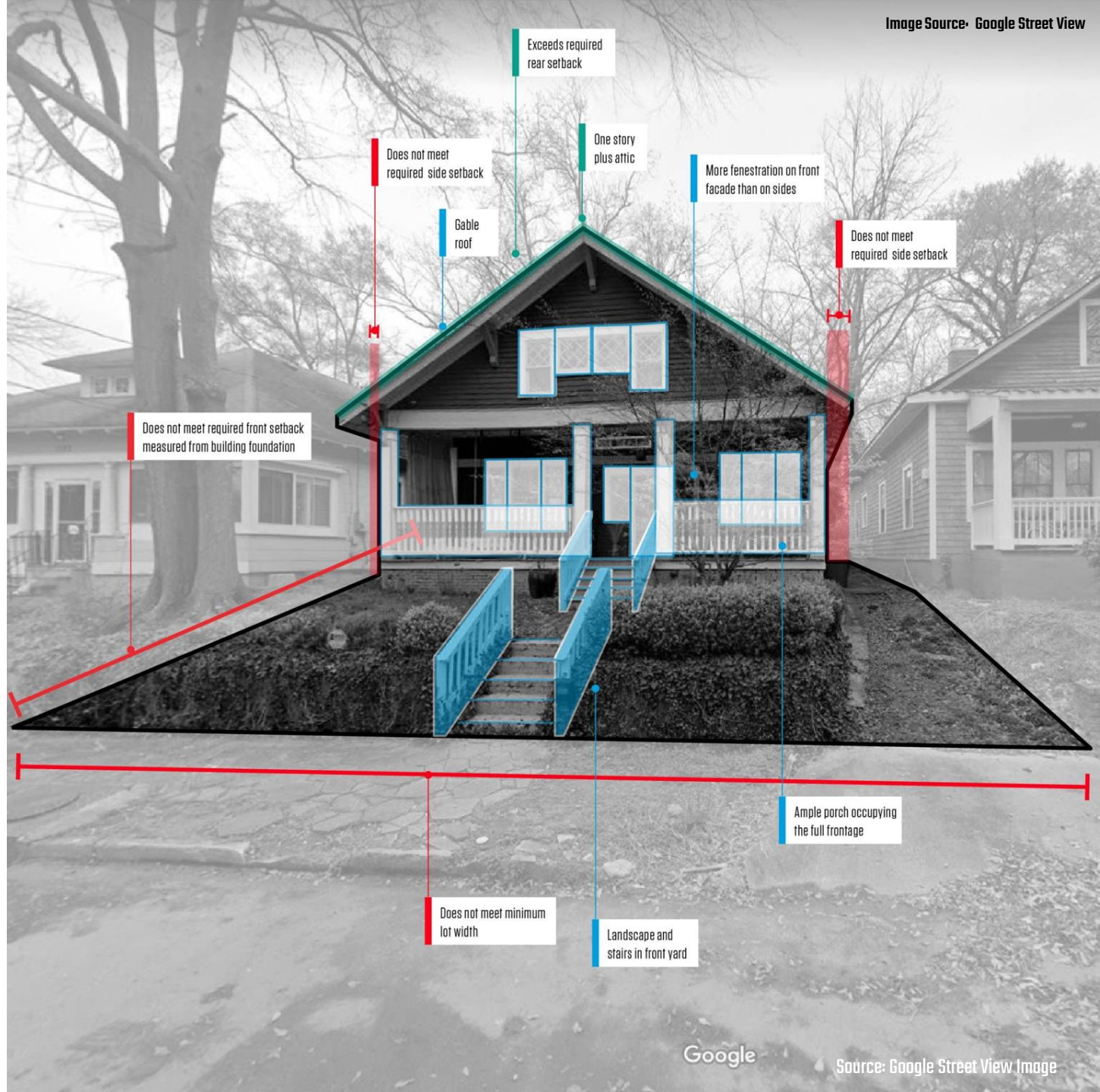


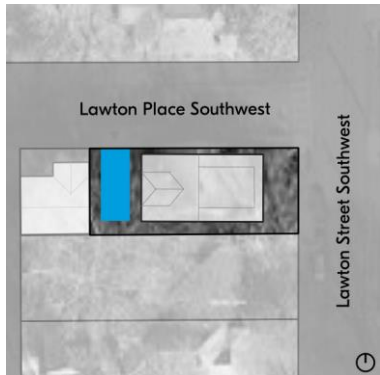
Image Source: Google Street View

Google

Source: Google Street View Image

DETACHED HOUSE

dh
12



WEST END

[675 Lawton St SW](#)

Corner modified bungalow with large front porch

Era Built: Before 1929

Zoning: R-4A

ACD Area: **Urban Conservation** / Growth - Corridor

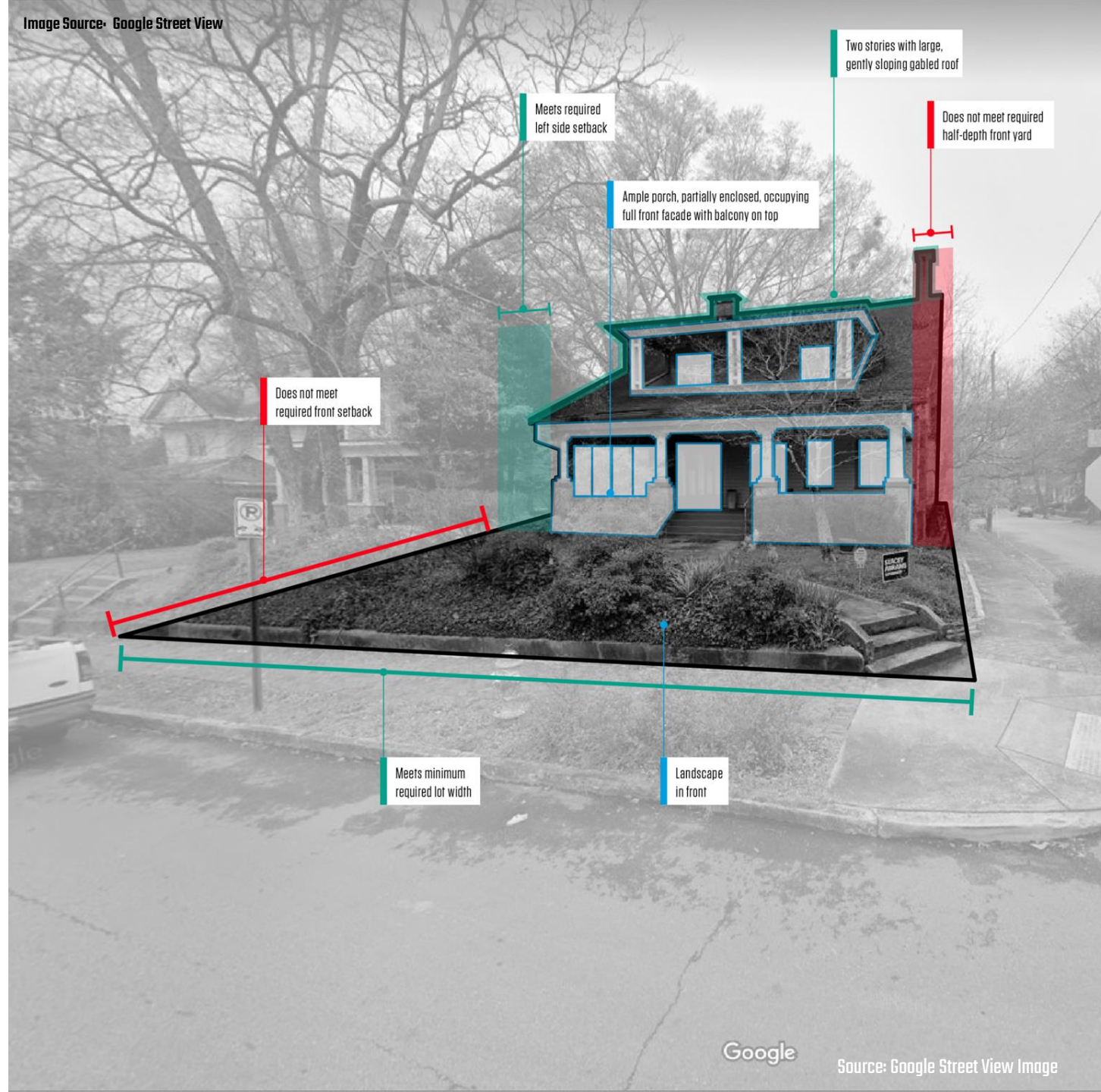
Density in relation to zoning?

Conformity	Units: 2	Setbacks			
		Front: 23.5'	L Side: 7'	R Side HD: 3'	Rear: 29'
	FAR: 0.69	Lot Frontage Width: 50'		Lot Size: 6,043 sf	
Building Massing	# Stories along Street: 1.5			W = 46'	D = 72'

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

Image Source: Google Street View

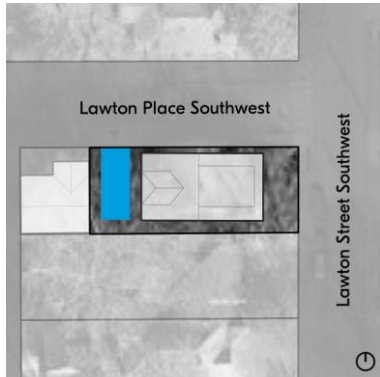


Google

Source: Google Street View Image

DETACHED HOUSE

dh
12



WEST END

[675 Lawton St SW](#)

Corner modified bungalow with large front porch

Era Built: Before 1929

Zoning: R-4A

ACD Area: **Urban Conservation** / Growth - Corridor

Density in relation to zoning?

Conformity	Units: 2	Setbacks			
		Front: 23.5'	L Side: 7'	R Side HD: 3'	Rear: 29'
	FAR: 0.69	Lot Frontage Width: 50'		Lot Size: 6,043 sf	
Building Massing	# Stories along Street: 1.5			W = 46'	D = 72'

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

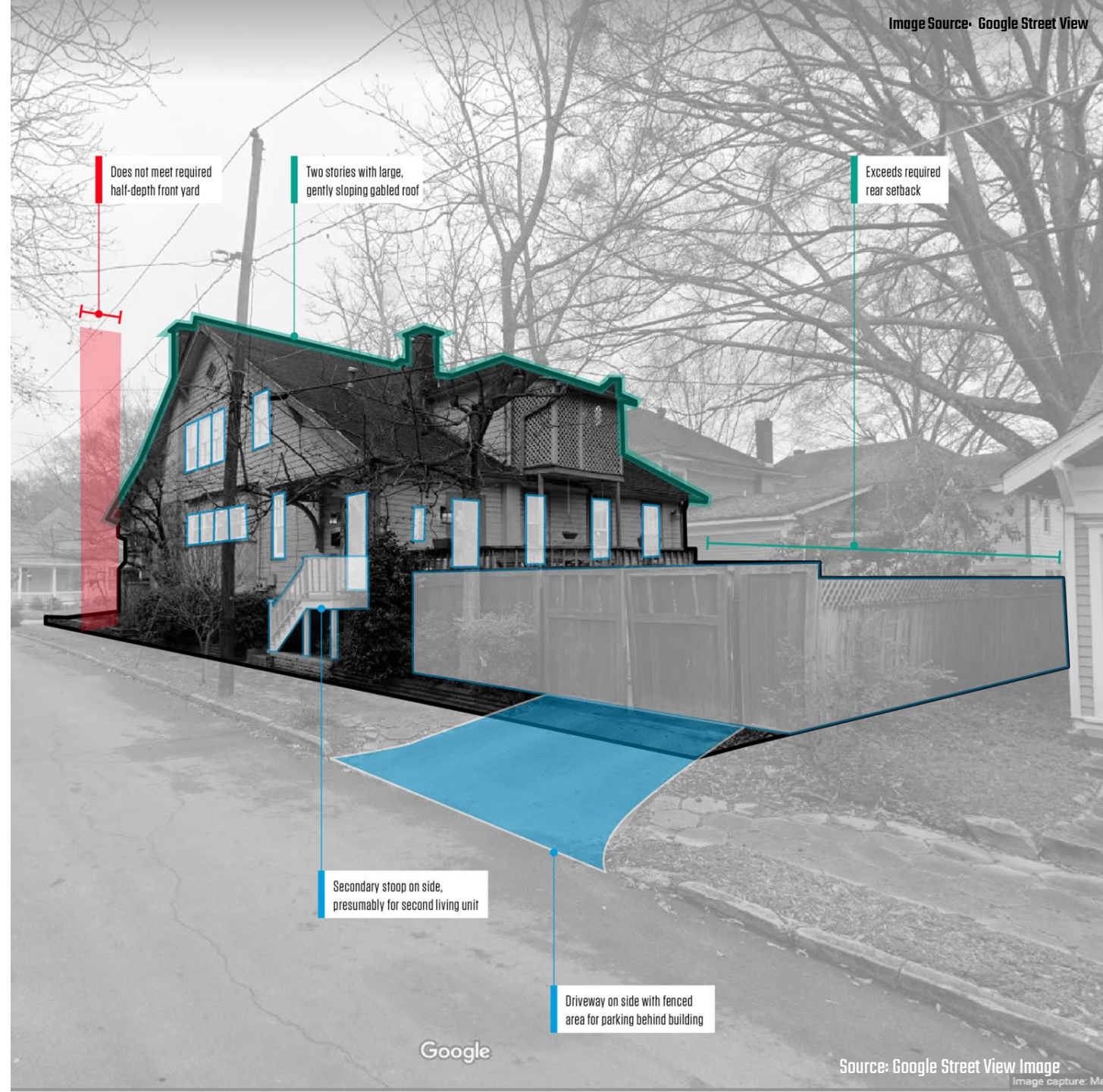


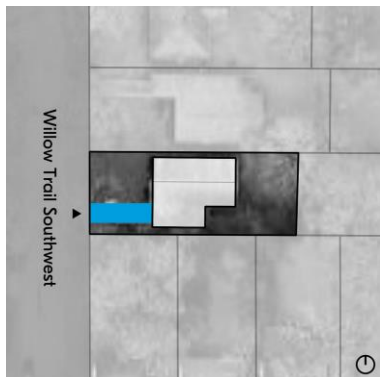
Image Source: Google Street View

Google

Source: Google Street View Image
Image capture: M

DETACHED HOUSE

dh 4



VENETIAN HILLS

[1472 Willow Trail SW](#)

Mid-block ranch with strong 1960's pattern, similar to most houses along the street.

Era Built: 1950-1982

Zoning: R-4

ACD Area: **Urban Conservation** / Growth - Corridor

Density in relation to zoning?

Conformity	Units: 1	Setbacks			
		Front: 40'	L Side: 7.1'	R Side: 7'	Rear: 36'
	FAR: 0.37	Lot Frontage Width: 49'		Lot Size: 5,916 sf	
Building Massing	# Stories along Street: 1			W = 40'	D = 50'

How does the building engage the street?

Frontage	parch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

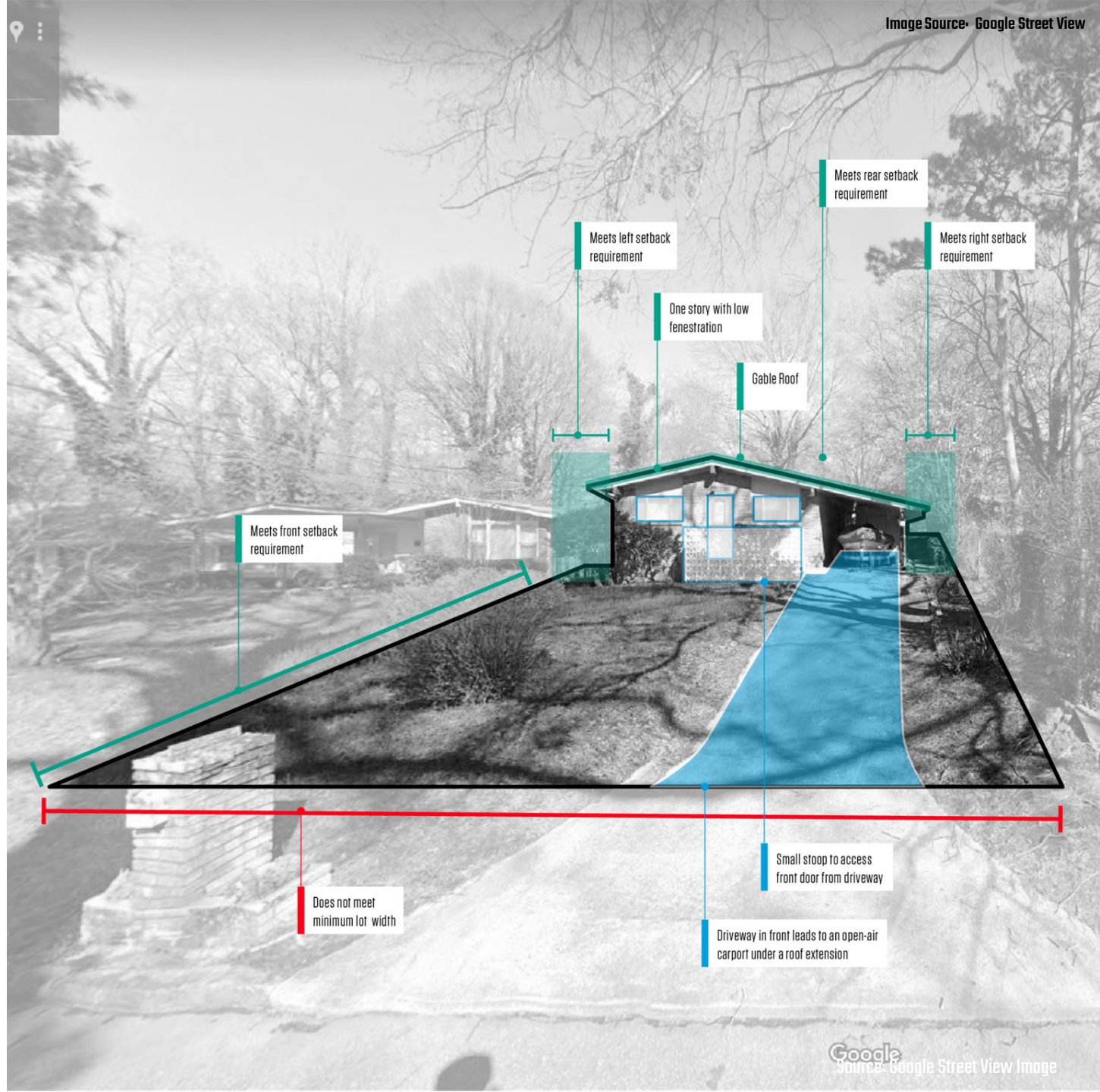


Image Source: Google Street View

Google
Source: Google Street View Image

DETACHED HOUSE

dh 1



KNIGHT PARK/ HOWELL STATION

[1185 Foster Pl SW](#)

Front second story balcony engages street despite dominance of driveway/garage.

Era Built: 1982 or later

Zoning: R-4A

ACD Area: Urban Conservation

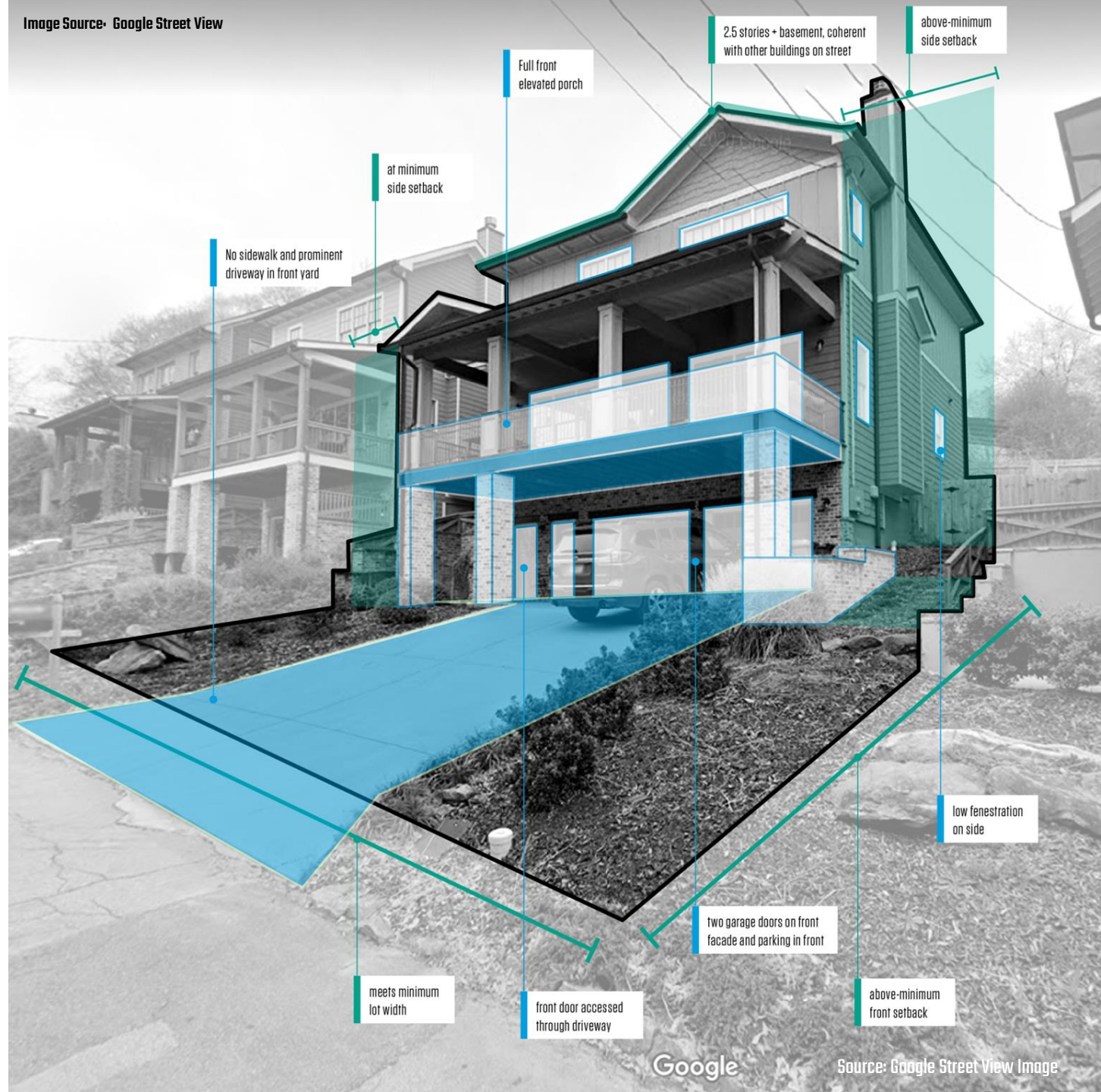
Density in relation to zoning?

Conformity	Units: 1	Setbacks			
		Front: 34'	L Side: 7'	R Side: 11'	Rear: 17'
	FAR: 0.63	Lot Frontage Width: 50'		Lot Size: 4,128 sf	
Building Massing	# Stories along Street: 2.5	W = 31'		D = 57'	

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

Image Source: Google Street View



Google

Source: Google Street View Image

WALK-UP



WEST END
[657 Lawton St SW](#)

Mid-block with dual porches/balconies and grand approach reflecting the pre-World War II pattern of the block

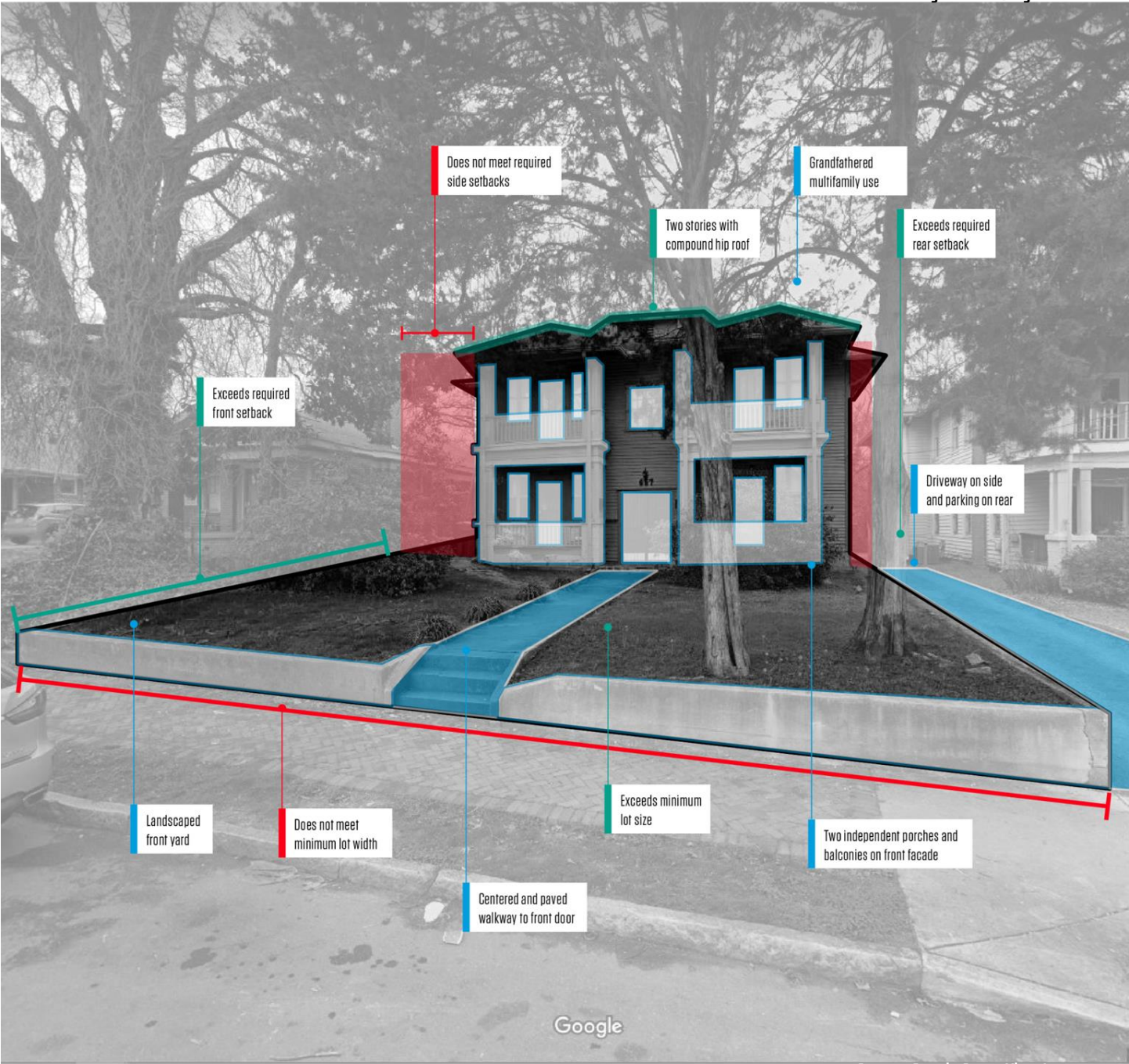
Era Built: 1929-1950
Zoning: R-4A
ACD Area: **Urban Conservation** / Growth - Corridor

Density in relation to zoning?

Conformity	Units: 12	Setbacks			
		Front: 35'	L Side: 0'	R Side: 4'	Rear: 100'
	FAR: 0.35	Lot Frontage Width: 48'		Lot Size: 11,551 sf	
Building Massing	# Stories along Street: 2		W = 50'		D = 66'

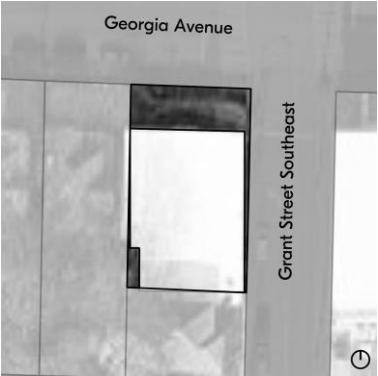
How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		



SHOPFRONT

sh
1



GRANT PARK
337 Georgia Ave SE

Corner late Victorian one-story Shopfront that turns corner

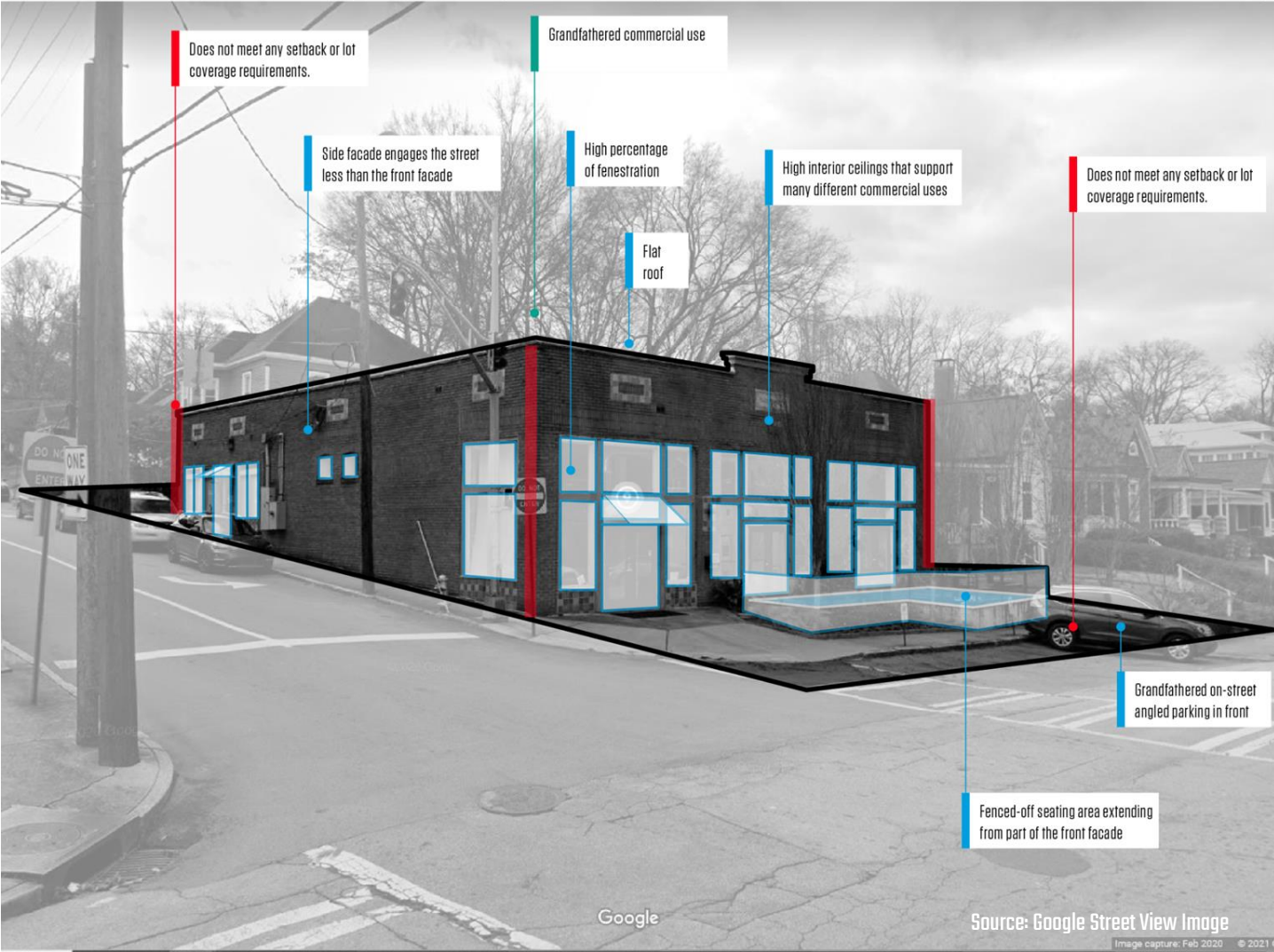
Era Built: Before 1929
Zoning: R-5
ACD Area: Urban Conservation

Density in relation to zoning?

Conformity	Units: -	Setbacks			
		Front: 23'	L Side HD: 0'	R Side: 0'	Rear: 0'
	FAR: 0.71	Lot Frontage Width: 56'		Lot Size: 5,363 sf	
Building Massing	# Stories along Street: 1		W = 60'		D = 84'

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		



TAKEAWAYS

KEY FINDINGS

TAKEAWAY: SUBURBAN ZONING

BLOCK SCALE ANALYSIS

Existing zoning standards more closely reflect newer suburban patterns.

TAKEAWAY: RURAL DISCONNECT

CITY SCALE ANALYSIS

In rural conservation areas, topography and other natural features aren't considered in zoning.

TAKEAWAY: RURAL DISCONNECT

CITY SCALE ANALYSIS

Image from Google Earth

No transitional
protection between
large new houses
and existing smaller
houses.

TAKEAWAY: URBAN DISCONNECT

CITY SCALE ANALYSIS

**Notable disconnects
between existing
patterns and zoning
regulations in urban
conservation areas.**

Image provided by TSW

TAKEAWAY: DISCONNECT IN SETBACKS

BLOCK SCALE ANALYSIS



The greatest disconnect is in setbacks - especially side setbacks.

TAKEAWAY: TRANSITIONS

BLOCK SCALE ANALYSIS

Current zoning
doesn't reflect
traditional methods
of transitioning.

TAKEAWAY: CHARACTER TRANSCENDS

BUILDING SCALE ANALYSIS



**No tools to preserve
existing pre-WWII
neighborhoods with
fine-grained mixed
use patterns.**

TAKEAWAY: ZONING FOR CHARACTER

BUILDING SCALE ANALYSIS



Current zoning ordinance doesn't do a good job shaping how the buildings engage context.

WHAT'S NEXT?

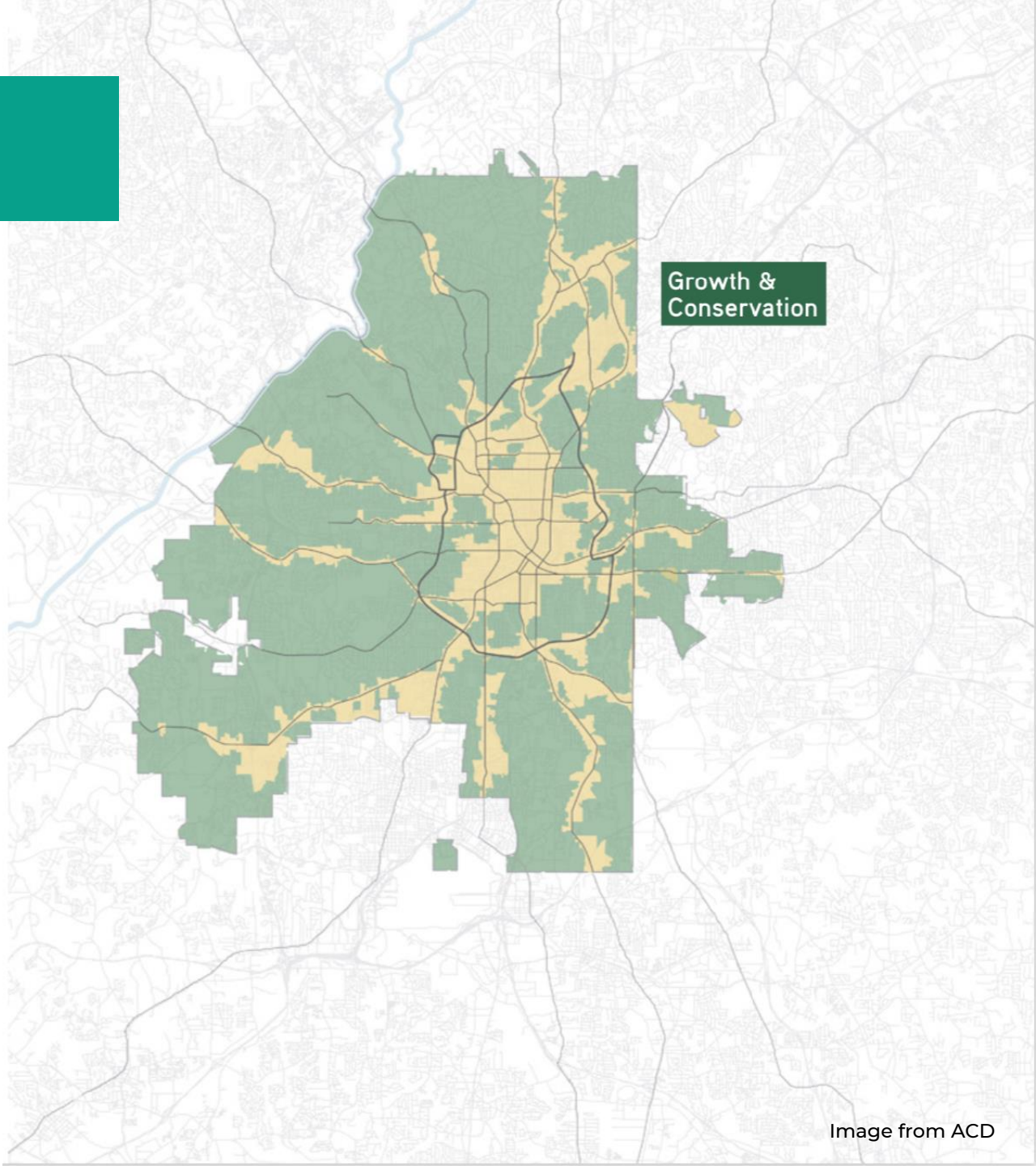
HOW WILL THE PATTERN ANALYSIS INFORM THE ZONING REFORM?

ZONING REFORM

How to accommodate growth while preserving what makes Atlanta Atlanta? We will explore tools, such as:

1. Updates to existing zoning districts
2. New zoning districts
3. New and updated zoning standards and
4. Potential test sites that can be used to explore these ideas

Together, the Department of the City Planning and the Zoning rewrite consultant team looks forward to including you in these important discussions.



LEARN MORE

EXISTING PATTERN ANALYSIS

EXPLORE THE FULL ANALYSIS

PART 1: INTRO + METHOD + CITY SCALE ANALYSIS

PART 2: NEIGHBORHOOD SCALE ANALYSIS + BUILDING TYPES

PART 3: BLOCK SCALE ANALYSIS

PART 4: BUILDING SCALE ANALYSIS

FIND COMPLETE REPORTS **HERE**

July 16, 2021

THANK YOU

EXISTING PATTERN ANALYSIS

