

GROWTH AREA PRELIMINARY DIRECTION - FORM

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Primary Question

Do you have any ideas related to **FORM** zones in **Growth Areas** that you haven't previously shared in-person or online?

Use the online survey or write your ideas on a sticky note and post it here.

Please ask if you need help!

Clarifying Questions (Optional)

#Main Concept
» Secondary Concept

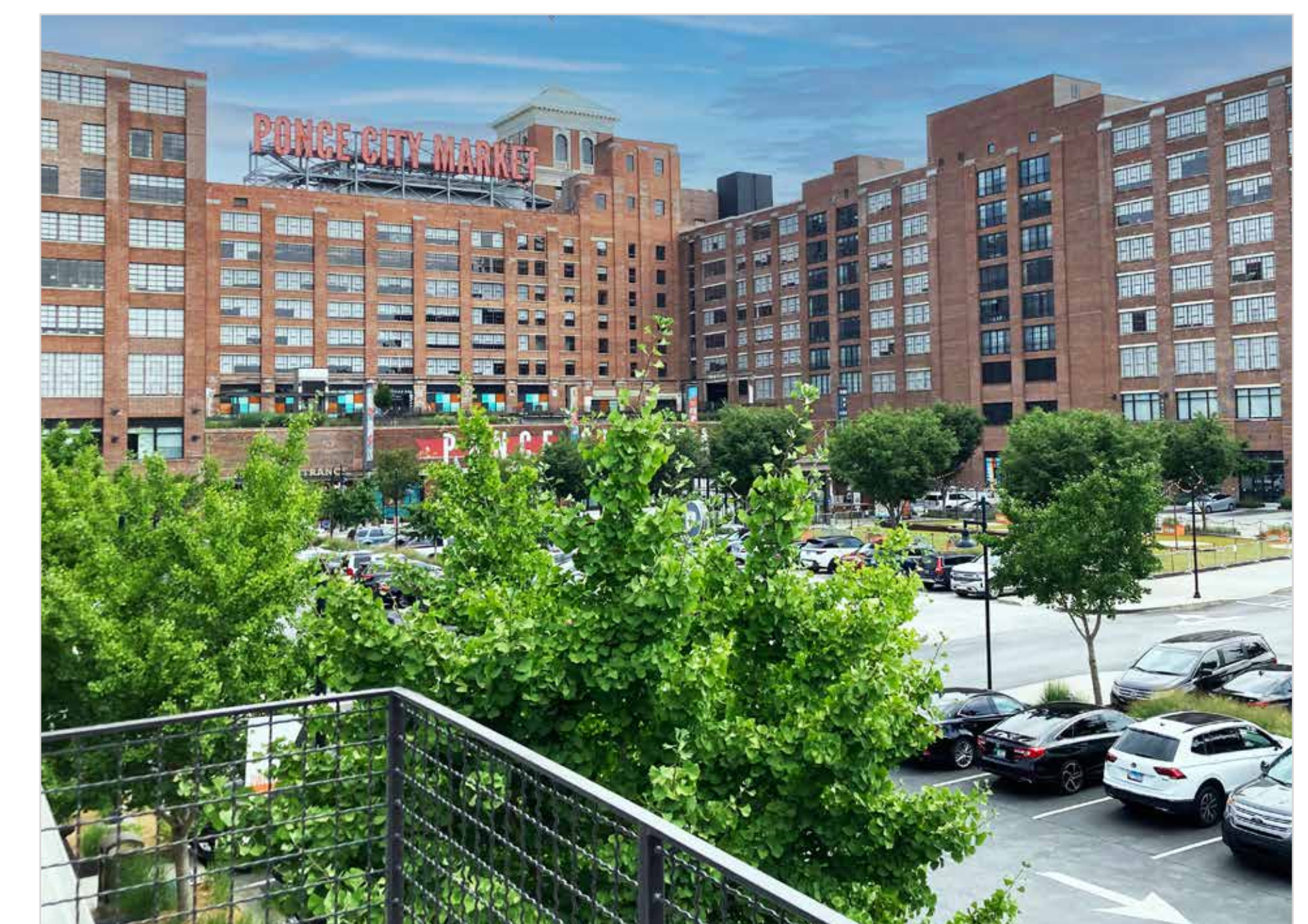
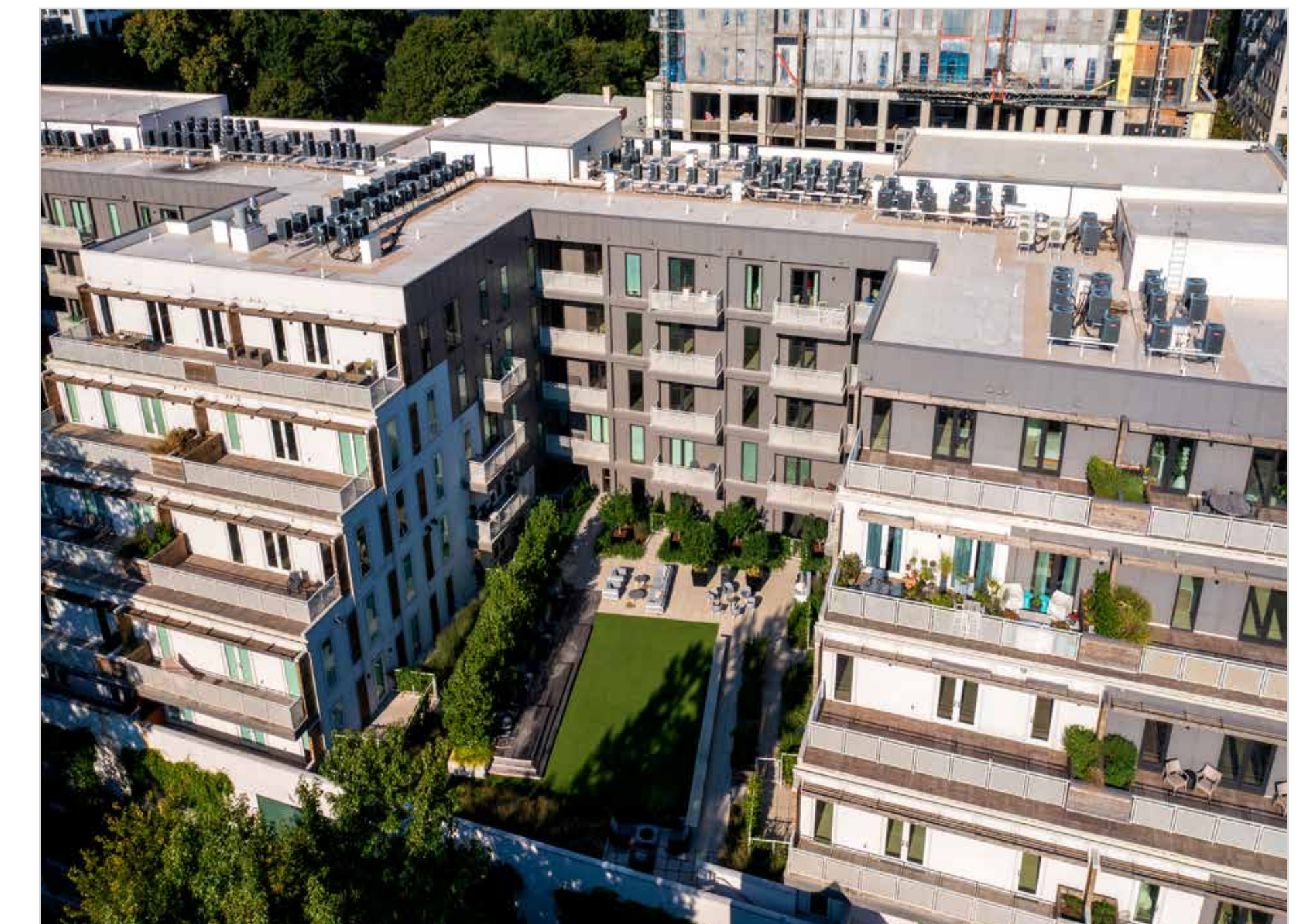
Lot Standards

1. Keep existing area and width standards
2. Reconcile lot coverage and building coverage
 - » Use building coverage in Growth Areas
3. Keep existing side setbacks, except when in conflict with building codes
4. Keep existing rear setback standards
5. Update the amount of usable open space required, but improve its quality
 - » Model after standards in Downtown, Midtown, and Buckhead
 - » Create incentives for higher quality open spaces, living walls, new pedestrian streets, etc.
 - » Give credit for green roofs

Building Standards

6. Update height standards
 - » Make small adjustments to maximum building heights
 - » Keep existing minimum heights, as applicable
 - » Align with transitions, as applicable
7. Update massing standards
 - » Simplify floor area ratios (FARs)
 - » Remove residential/nonresidential distinctions in mixed-use areas (so use can change over time)
 - » Keep distinctions in multifamily areas

- » Exclude above-ground parking decks from floor area, but align with frontage standards
- » Keep using of bonuses
- » Update transfer development rights
- » Exempt buildings (or portions of buildings) built before 1945 from floor area calculations
- » Limit building or facade widths on lower stories, for use in some areas



GROWTH AREA PRELIMINARY DIRECTION - FRONTAGE

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Clarifying Questions (Optional)

#Main Concept
» Secondary Concept

Frontage Types

1. Create a "flex" frontage type

Lot Frontages

2. Update front setbacks/supplemental zones
 - » Use primary street and secondary street standards
 - » Use maximum setbacks/build-to-zone where they exist today

Building Frontages

3. Update active depth requirements
 - » Keep limits on parking, storage, data centers, etc. along a street
4. Update ground story standards
 - » Create minimum ceiling heights for storefront and flex space
 - » Keep nonresidential ground story floor elevation at 5 ft +/- sidewalk
5. Do not create upper story ceiling height standards
6. Update transparency standards
 - » Standardize storefront requirements
 - » Reduce the residential amount
 - » Keep limits on blank walls (except in industrial areas or for civic uses)
7. Update pedestrian entrance and access standards
 - » Keep existing entrance requirements
 - » Require a walkway from the sidewalk

to the entrance everywhere, including with major renovations

8. Update parking deck design standards.
 - » Update existing ground story standards
 - » Update existing screening standards.
 - » Create standards for wrapping parking decks with active uses on all floors along major streets and in other important locations (with relief standards defined)

Parking Location

9. Keep parking lot location standards
 - » Continue to prohibit frontal parking in most areas
 - » Allow limited front parking in some areas

Fences and Walls

10. Keep fence and wall standards
 - » Expand retaining wall height limits along the street citywide
 - » Exempt industrial areas

Streetscapes

11. Keep existing streetscape standards
12. Require conformance with City plans

GROWTH AREA PRELIMINARY DIRECTION - USE

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Primary Question

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Clarifying Questions (Optional)

#Main Concept
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General Approach

1. **Update use groupings and definitions**
 - » Group uses by similar impacts, especially off-site impacts
 - » Incorporate modern uses
 - » Create standards for how to classify businesses that combine different types of defined uses

Maker Spaces

2. **Allow small, low-impact light Industrial uses/maker spaces in all commercial/mixed-use areas**

Mixed-Use Requirements

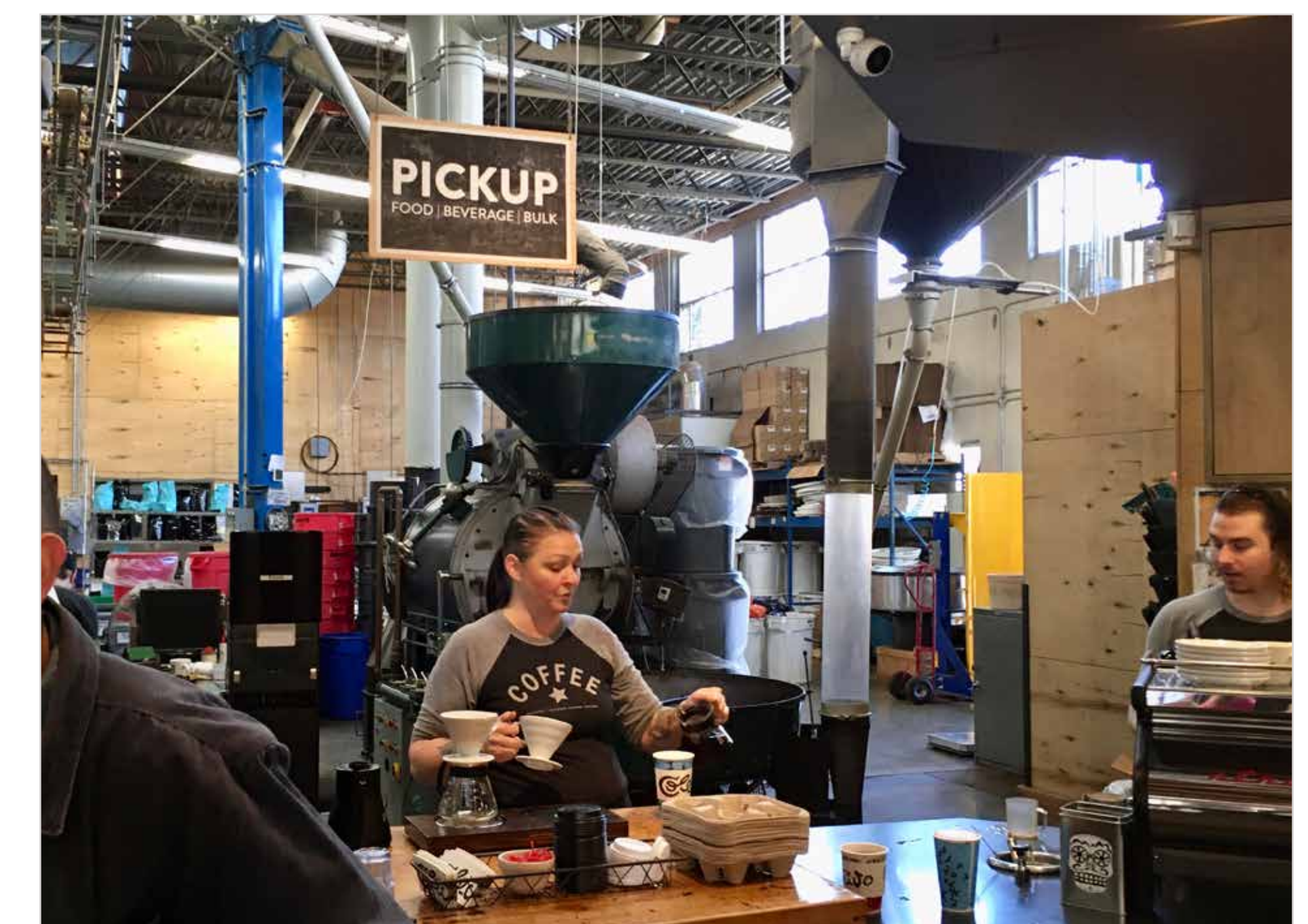
3. **Update and create mixed-use requirements**
 - » Keep requirements in I-Mix, some SPLs
 - » Require for data centers and self storage
4. **Require ground floor commercial or flex space**
 - » Large multifamily buildings, hotels, and offices buildings; and
 - » Near transit (Growth Areas only)
5. **Require small commercial spaces (< 1,200 sf) in large commercial developments**
6. **Create new ways to control the spread of certain businesses**

Use Standards

7. **Create standards to reduce or eliminate impacts of some uses**
 - » Drive-thrus and drive-ins
 - » Fuel sales and automotive uses
 - » Data centers
 - » Self-storage
 - » Newly defined uses, especially related to e-commerce

Prohibition vs. Use Standards

Prohibition freezes a use in time and makes redevelopment very unlikely



GROWTH AREA PRELIMINARY DIRECTION - SITE

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Clarifying Questions (Optional)

#Main Concept
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Bicycle Parking and Access

1. Increase bicycle parking requirements in some areas
 - » Link requirements to demand
2. Remove existing upper limit on the amount of bicycle parking spaces required

Vehicle Parking and Access

3. Consolidate vehicle parking standards
 - » Remove the few remaining minimum requirements
 - » Add maximum limits where they don't exist and link them to context and alternative transportation access
4. Develop standards for variance requests to exceed a parking maximum
5. Keep driveway and curb cut standards
6. Keep and expand incentives for alley use



All Sites

7. Update existing block layout and connectivity standards
 - » Define blocks by traditional streets, shared spaces, or bicycle/pedestrian streets, but not driveways
8. Expand the types of transitions next to less intense areas
 - » Consolidate height transitions with buffers/screening
 - » Use existing transitional height plane, or
 - » Step backs where a height plane is not appropriate
9. Continue to prohibit some uses in transitions
 - » Drive-thru lanes and service windows, vehicular repairs, etc.
10. Expand existing screening standards for certain site features citywide
 - » Dumpsters
 - » Loading docks
 - » Mechanical features
 - » Outdoor storage areas, including vehicle fleets
11. Create consistent outdoor lighting standards
 - » Standards for parking lot
 - » Standards for lights directed towards residential uses