

IN THE ZONE

UPDATES ON ATLANTA'S NEW ZONING ORDINANCE

ATL Zoning 2.0 is a comprehensive, multi-year process to rewrite an existing, 40 year old Zoning Ordinance that no longer meets Atlanta's present and future needs.

Update No. 1

Fall 2022

www.atl zoning.com

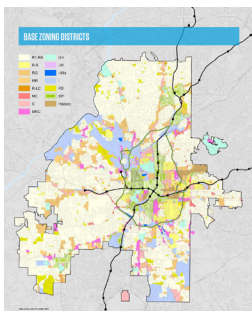


←... LOOKING BACK LOOKING FORWARD ...→

Careful analysis of existing ordinances and development patterns provides a solid foundation for new ideas to emerge

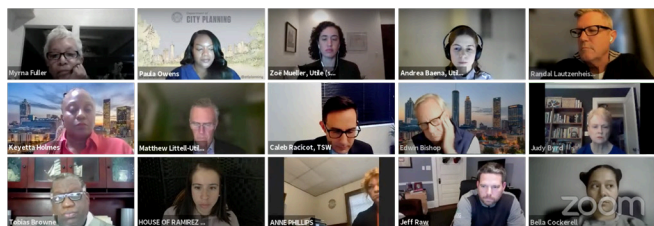
Charting a course forward requires a thorough understanding of the challenges being faced. That's why we've invested so much time examining all aspects of the development process, from the ordinances that govern it to the projects that result.

We've catalogued every use that appears in the current code to begin the work of modernizing them.



We've reviewed several years of permit data to determine the amount of floor area that's been built vs. the amount that's allowed by existing regulations. And we've updated the Zoning Ordinance Diagnostic with our analysis work and public input from the *Idea Labs*. These findings, which form the basis for our work ahead, can be reviewed at atl zoning.com.

Community tunes in to online *Idea Labs* to explore diverse series of zoning concepts



In the closing months of 2021, four *Idea Lab* online meetings were held, providing an opportunity for residents across the city to consider various zoning topics and how they might be addressed under the new code: existing Atlanta growth and development patterns; coding for a post-COVID city; sustainability; urban ecology; mobility and access; and placemaking. Meeting recordings and related materials can be found at atl zoning.com.

Join us this fall and winter as we dig into potential new approaches and solutions

This November we'll begin taking what we've learned so far — through the Diagnostic Report, the Existing Pattern Analysis, and the *Idea Labs* — and use it to explore new zoning approaches and alternatives across a wide range of topics. These approaches will then be real-world tested using actual development sites.

We'll need your help. See below for how to plug in, then register to attend at atl zoning.com.

MARK YOUR CALENDARS NOW

Focused Workshop #1 - Nov 29, 2022 • 6:30 p.m.

Project updates and a review of alternatives citywide standards identified in the Zoning Ordinance Diagnostic. Topics will include open space requirements, parking, design, and more.

Focused Workshop #2 —Jan. 17, 2023 • 6:30 p.m.

A continuation of the review of alternatives citywide standards identified that started at Workshop #1.

Focused Workshop #3 - Feb. 28, 2023 • 6:30 p.m.

Specific alternatives for Growth Areas to refine the citywide alternatives and how they might apply to such areas. Growth Area-specific standards not previously reviewed will also be discussed.

Focused Workshop #4 - Apr. 13, 2023 • 6:30 p.m.

Specific alternatives for Conservation Areas to refine the citywide alternatives and how they might apply to such areas. Conservation Area-specific standards not previously reviewed will also be discussed.

DON'T MISS A STEP.

EVERYTHING HAPPENING WITH ATLANTA'S NEW ZONING CODE IS POSTED ON THE PROJECT WEBSITE: ATLZONING.COM

