#### **WORKSHOP #1 WORKSHEET**

November 29, 2022

THEME A: CODE STRUCTURE					
Q.	A1. What do you think of using Zone Strings in Atlanta? (select one)				
	I fully support the concept.	I somewhat oppose the concept.			
	I somewhat support the concept.	I fully oppose the concept.			
	l'm neutral				
	Other (write in) Please leave additional commen	its below:			
	THEME B: EXISTING PATTERNS				
THE	ME B: EXISTING PATTERNS				
	ME B: EXISTING PATTERNS  ernative: Form Patterns: Setbacks				
Alt		nere built setbacks are much smaller or			
Alt	ernative: Form Patterns: Setbacks  B1. What do you think of creating new setback match existing setback patterns, especially wh	nere built setbacks are much smaller or			
Alt	ernative: Form Patterns: Setbacks  B1. What do you think of creating new setback match existing setback patterns, especially wh larger than the existing requirements? (select	nere built setbacks are much smaller or one)			
Alt	ernative: Form Patterns: Setbacks  B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select the limit of the concept.	nere built setbacks are much smaller or one)  I somewhat oppose the concept.			
Alt	B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select of a light of the concept.	nere built setbacks are much smaller or one)  I somewhat oppose the concept.  I fully oppose the concept.			
Alt	B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select of a light of the concept.	nere built setbacks are much smaller or one)  I somewhat oppose the concept.  I fully oppose the concept.			
Alt	B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select of a light of the concept.  I somewhat support the concept.  I'm neutral	nere built setbacks are much smaller or one)  I somewhat oppose the concept.  I fully oppose the concept.			
Alt	B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select of a light of the concept.  I somewhat support the concept.  I'm neutral	nere built setbacks are much smaller or one)  I somewhat oppose the concept.  I fully oppose the concept.			
Alt	B1. What do you think of creating new setback match existing setback patterns, especially what larger than the existing requirements? (select of a light of the concept.  I somewhat support the concept.  I'm neutral	nere built setbacks are much smaller or one)  I somewhat oppose the concept.  I fully oppose the concept.			

#### Form Patterns: Lot Size

Q.	B2. What do you think of creating lot size standar existing lot size patterns, especially where existing the existing requirement? (select one)	• • • •
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	
<u>Alt</u>	ernative: Form Patterns: Sliding Scale	
Q.	B3. What do you think of creating a "sliding scale predefined standards for existing lots that do not is currently used in Poncey Highland due to its larlots. (select one)	meet the minimum lot size? This model
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	I'm neutral	Other (write in)
	Please leave additional comments below:	
<u>Alt</u>	ernative: Prioritization	
Q.	B4. How import to you is developing standards the lot sizes) patterns found across Atlanta (even if no where appropriate? (select one)	
	Very important	Somewhat unimportant
	Somewhat important	Very unimportant
	Neutral	Other (write in)
	Please leave additional comments below:	

<u>Alt</u>	ernative: Use Patterns	
Q.	B5. The following uses are historically found nonconforming today. Which, if any, do you appropriate to do so? (you may select multi	u think should be allowed again, where it is
	Accessory dwelling units, attached	Triplexes (3 units per building)
	Accessory dwelling units, detached (currently legal in R4, R4A, R5)	Quadruplexes (4 units per building)
	Corner stores	Cottage housing (2 to 4 units per lot)
	Live-work units	Walk-ups (5 to 12 units)
	Duplexes (2 units per building)	Other (write in)
	Please leave additional comments below:	
	ernative: Pilot Areas  B6. Can you think of pilot areas where it mo following and where there would be broad	ay be appropriate to test allowing any of the support?
		Potential Pilot Area
	Accessory dwelling units, detached	
	Accessory dwelling units, detached (allowed in R4, R4A, R5	
	Corner stores	
	Duplexes (2 units per building; allowed in R5)	
	Live-work units	
	Triplexes (3 units per building)	
	Quadruplexes (4 units per building)	
	Cottage cluster (2+ houses per lot)	
	Townhouse	

Walk-ups (5 - 12 units per building)

	Other (write in)		
	Please leave additional comments below:		
Alte	ernative: Prioritization		
	Q. B7. How import to you is developing standards that reflect existing USE patterns found across Atlanta (even if nonconforming) for future application, where appropriate? (select one)		
	Very important	Somewhat unimportant	
	Somewhat important	Very unimportant	
	Neutral Neutral	Other (write in)	
	Please leave additional comments below:		
THE	ME C: FRONTAGES		
Alte	ernative: C1. Frontage-Based Approach		
	C1. How do you feel about continuing to use Ordinance? (select one)	e Frontage Standards in the Zoning	
	I fully support the concept.	I somewhat oppose the concept.	
	I somewhat support the concept.	I fully oppose the concept.	
	l'm neutral	Other (write in)	
	Please leave additional comments below:		

#### **<u>Alternative: Context-Based Standards</u>**

Q. C2. Frontage Standards can be flexible/non-specific or inflexible/specific, depending on where they apply. What do you think is the right amount of regulation in the following places? Use a scale of 1 to 5, where 1 means very flexible/unspecific and 5 means very inflexible/specific.

Rural neighborhoods (e.g., R1, R2)	1	2	3	4	5	No opinion
Suburban neighborhoods (e.g., R3 today)	1	2	3	4	5	No opinion
Urban neighborhoods (e.g., R4, R5 today)	1	2	3	4	5	No opinion
Mixed-use areas (most already have standards)	1	2	3	4	5	No opinion
Industrial districts (e.g., 11, 12)	1	2	3	4	5	No opinion
Major corridors	1	2	3	4	5	No opinion
Transit station areas	1	2	3	4	5	No opinion
Other (write in)	1	2	3	4	5	No opinion

Please leave additional comments below:

#### **<u>Alternative:</u>** New Frontage Standards

Q.	C3. Should there be a way to regulate any of the following, where appropriate?
	Please do not consider Historic and Cultural Conservation Districts, where these standards
	usually exist. (you may select multiple)

Architectural style (e.g., Arts and Crafts, Gothic, Spanish Revival, etc.)  Building width (e.g., when the widths	Height compatibility (i.e., when existing building heights determines how tall a new building can be)
of existing buildings determine how wide new buildings can be)	Porch and stoop compatibility (when the existence or porches or stoops
Exterior wall materials (e.g., brick, stone, stucco, wood siding, etc.)	determines if new buildings must have them). Please note, this is already a required in R4, R5)
Front setback compatibility (i.e., when existing building setbacks determine the required front setback)	Roof form compatibility (i.e., when existing roof forms determine permitted new roof forms)

Other (write in)

	Please leave additional comments below:					
<u>اا</u>	ternative: Neighborhood Frontages					
	C4. Are there unique Frontage types in you Ordinance should protect or require with ne neighborhood and the unique feature. (opti	ew development? Please tell us your				
	ontage Prioritization					
ડિ.	C5. How import to you are frontage standa  Very important	ards? (select one)  Somewhat unimportant				
	Somewhat important	Very unimportant				
	Neutral	Other (write in)				
	Please leave additional comments below:	Other (write iii)				
THI	EME D: PARKING DECK FORM					
Alt	ternative: Active Ground Floor Uses					
Q.	DI.A. What do you think of active ground fl					
	Require this	No opinion				
	Encourage this with incentives	Other (write in)				
	Neither require nor encourage this					
		Please leave additional thoughts on the alternative below:				

	D1.B. Where do you think requirements or incenti parking decks should apply? (you may select mu	
	Nowhere (I do not support the concept)  Everywhere  On major streets  On all streets  In urban mixed-use, commercial, and multifamily areas (e.g., like Howell Mill Road @ 14th Street or Metropolitan Parkway)	In suburban commercial and multifamily areas (e.g., like Northside Parkway near the Chattahoochee River, Jonesboro Road near I-285, or Campbellton Road outside the Perimeter)  Near transit stations  Along trails and paths (e.g., the Atlanta BeltLine)  Along public parks  Other (write in)
	Please leave additional comments below:	
Alt	ernative: Active Upper Story Uses	
	ernative: Active Upper Story Uses  D2.A. What do you think of active upper story us	es in parkina decks? (select one)
	ernative: Active Upper Story Uses  D2.A. What do you think of active upper story us  Require this	es in parking decks? (select one)  No opinion
	D2.A. What do you think of active upper story us	
	D2.A. What do you think of active upper story us  Require this	No opinion
	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives	No opinion
	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives  Neither require nor encourage this	No opinion
Q.	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives  Neither require nor encourage this	No opinion Other (write in)
Q.	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives  Neither require nor encourage this  Please leave additional comments below:	No opinion Other (write in)
Q.	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives  Neither require nor encourage this  Please leave additional comments below:  D2.B. How high do you think active upper story uses the second of	No opinion Other (write in)
Q.	D2.A. What do you think of active upper story us  Require this  Encouraged this with incentives  Neither require nor encourage this  Please leave additional comments below:  D2.B. How high do you think active upper story used to the comments to the comments active upper story used to the comments to the comments active upper story used to the comments active upper	No opinion Other (write in)  use standards should apply? (select one) No opinion

Q.	D2.C. Where do you think requirements or incenti decks should apply? (you may select multiple)	ves for active upper story uses in parking
	Nowhere (I do not support the concept)  Everywhere  On major streets  On all streets  In urban mixed-use, commercial, and multifamily areas (e.g., like Howell Mill Road @ 14 <sup>th</sup> Street or Metropolitan Parkway)	In suburban commercial and multifamily areas (e.g., like Northside Parkway near the Chattahoochee River, Jonesboro Road near I-285, or Campbellton Road outside the Perimeter)  Near transit stations  Along trails and paths (e.g., the Atlanta BeltLine)  Along public parks  Other (write in)
	Please leave additional comments below:  ernative: Adaptable Parking  D3.A. What do you think of parking decks design	ed to convert to other uses in the future?
	(select one)  Require this	No opinion
	Encourage this with incentives	Other (write in)
	Neither require nor encourage this	
Q.	D3.B. Where do you think requirements or incention other uses should apply? (you may select multiple	)
	Nowhere (I do not support the concept)	On all streets
	Everywhere On major streets	In urban mixed-use, commercial, and multifamily areas (e.g., like Howell Mill Road @ 14 <sup>th</sup> Street or Metropolitan Parkway)

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	In suburban commercial and multifamily areas (e.g., like Northside Parkway near the Chattahoochee River, Jonesboro Road near I-285, or Campbellton Road outside the Perimeter)  Please leave additional comments below:	Near transit stations Along trails and paths (e.g., the Atlanta BeltLine) Along public parks Other (write in)
Alt	ernative: Buried Parking	
Q.	D4.A. What do you think of buried parking? (sele	ct one)
	Require this	No opinion
	Encouraged this with incentives	Other (write in)
	Neither require nor encourage this	
	Please leave additional comments below:	
Q.	D4.B. Where do you think requirements or incenti (you may select multiple)	ves for buried parking should apply?
	Nowhere (I do not support the concept)	In suburban commercial and multifamily areas.
	Everywhere	Near transit stations
	On major streets	Along trails and paths (e.g., the
	On all streets	Atlanta BeltLine)
	In urban mixed-use, commercial, and multifamily areas	☐ Along public parks ☐ Other (write in)
	Please leave additional comments below:	

#### <u>Alternative: Context-Based Standards</u>

Q.	D5.A. What do you think of updating existing citywide parking deck screening and height standards to better reflect their context while still protecting adjacent properties from negative impacts? (select one)			
	I fully support the concept.	I somewhat oppose the concept.		
	I somewhat support the concept.	I fully oppose the concept.		
	I'm neutral	Other (write in)		
	Please leave additional comments below:			
<u>Alt</u>	ternative: Parking Deck Design Prioritization			
Q.	D6. How important to you is regulating the form	of parking decks? (select one)		
	Very important	Somewhat unimportant		
	Somewhat important	Very unimportant		
	Neutral	Other (write in)		
	Please leave additional comments below:			
THE	EME E: FLOOR AREA RATIO (FAR)			
Alt	ternative: FAR Reform			
Q.	E1. What do you think of reviewing each zoning of similar FARs, when possible? (select one)	listrict's maximum FAR and consolidating		
	I fully support the concept.	I somewhat oppose the concept.		
	I somewhat support the concept.	I fully oppose the concept.		
	I'm neutral	Other (write in)		
	Please leave additional comments below:			

Alte	ernative: Mixed-Use Floor Area	
	E2. What do you think of not differentiating betwarea in mixed-use developments? (select one)	veen residential and non-residential floor
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	
Alte	ernative: Elements of Floor Area	
	E3.A.Which of the following things, which are no do you think should be? (you may select multiple	•
	None of these should count.	Buried parking decks
	Accessory dwelling units	Common areas in multifamily
	Accessory structures, such as gazebos	developments (i.e., gyms, clubhouses, etc.)
	or private garages	Porches
	Above ground parking decks	Other (write in)
	Please leave additional comments below:	caner (write any
	E3.B. Which of the following things, which are no you think should continue to not be counted? (yo	•
	These should all count	Affordable housing
	Accessory dwelling units	All historic buildings, regardless of designation/protection

Other (write in)	
Please leave additional comments below:	

#### **Alternative: FAR Bonuses**

#### E4. Should any of the following allow more density on a site? (you may select multiple)

Please note that most of these already provide FAR bonuses somewhere in the City today. These could be incorporated into zone strings	In Growth Areas	In Conservation Areas	
Affordable housing			No opinion
Being close to a transit station			No opinion
Environmental best practices			No opinion
Parking management strategies (i.e., public parking, unbundled parking, etc.			No opinion
Public open space			No opinion
Shared driveways/inter-parcel access			No opinion
Space for small businesses			No opinion
Tree preservation (above minimum required by Tree Ordinance)			No opinion
Voluntary historic preservation			No opinion
Other (write in)			No opinion

#### **Alternative: Prioritization**

Q.	E5. How important to you is updating FAR standa	ards? (select one)
	Very important	Somewhat unimportant
	Somewhat important	Very unimportant
	Neutral	Other (write in)
	Please leave additional comments below:	
THE	ME F: BUILDING HEIGHT	
Alt	ernative: Height Standard Reform	
Q.	F1. What do you think of reviewing each zoning of similar heights, when possible? (select one)	listricts standards and consolidating
	I fully support the concept.	l'm neutral
	I somewhat support the concept.	I somewhat oppose the concept.

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	I fully oppose the concept.	Other (write in)
	Please leave additional comments below:	
<u>Alt</u>	ernative: Viable Floor to Ceiling Heights	
Q.	F2.A. What do you think of requiring minimur <b>FLOORS?</b> (select one)	n floor to ceiling heights for <b>GROUND</b>
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	
Q.	F2.B. What do you think of requiring minimum (select one)	n floor to ceiling heights for UPPER FLOORS?
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	I'm neutral	Other (write in)
	Please leave additional comments below:	
<u>Alt</u>	ernative: Height and Topography	
Q.	F3. What do you think of requiring building h with extreme topography? (select one)	eight to be periodically recalculated on sites
	I fully support the concept.	i'm neutral
	I somewhat support the concept.	I somewhat oppose the concept.

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	I fully oppose the concept.	Other (write in)
	Please leave additional comments below:	
Alt	ernative: Height Bonuses	
Q.	F4. Should any of the following allow taller b	ouildings to be built? (you may select multiple)
	Affordable housing	Public open space
	Being close to a transit station	Space for small businesses
	(Growth Areas)  Being close to a transit station	Tree preservation (above minimum required by Tree Ordinance)
	(Conservation Areas)  Green buildings/green sites	Voluntary preservation of historic sites that are not otherwise protected
	Parking management strategies (i.e., public parking, unbundled parking, etc.)	Other (write in)
	Please leave additional comments below:	
Alt	ernative: Height Standard Prioritization	
Q.	F5. How important is updating height standa	ırds to you? (select one)
	Very important	Somewhat unimportant
	Somewhat important	Very unimportant
	Neutral	Other (write in)
	Please leave additional comments below:	

#### THEME G: TRANSITIONAL STANDARDS

Alt	Alternative: Buffer Transitions	
Q.	Q. G1. Which of the following ways to BUFFER between found in some neighborhoods do you think should be use in the higher intensity area, as appropriate? (you	incorporated into Zone Strings for
	No buffer	
	Alley with no additional requirement	
	Alley + modest landscape strip	
	Existing tree preservation priority	
	Transitional buildings (i.e. buildings that conform to	adjacent less intense zoning)
	Visual screening with no additional requirement	
	Visual screening + modest landscaped strip	
	Visual screening + wide landscaped strip	
	Wide landscape strip (i.e. existing 20 ft. transitional	yard)
	Other (write in)	
	Please leave additional comments below:	
Alt	Alternative: Height Transitions	
Q.	Q. G2. Which of the following ways to transition HEIGHT areas do you think should be incorporated into Zone intensity area, as appropriate? (you may select multip	Strings for future is in the higher
	No height transition requirement (i.e., zone controls height)	Numeric height limit within a certain distance
	Existing transitional height plane	Other (write in)
	Please leave additional comments below:	

Altern	native: Use Transitions	
ar	3. Which of the following ways to transition USE eas do you think should be incorporated into Zo ou may select multiple)	•
	No use transition requirement (i.e. zone controls use)	Use allowances in the lower intensity area, such as allowing additional
	Use prohibitions in the higher intensity area, such as existing limitations on gas stations, drive-	types of housing or small commercial uses, but maintaining height standards.
	thoughts, etc.	Other (write in)
Ple	ease leave additional comments below:	
	native: Outdoor Lighting 4. Which of the following ways to reduce light t	respass? (you may select multiple)
	No new outdoor lighting requirement	Light trespass limits onto any residential use, regardless of zoning
L	Light trespass limits from higher intensity areas into lower intensity areas	Light trespass limits from any parking lot, regardless of zoning.
	Light trespass limits within lower intensity areas (i.e., from a neighbor)	Other (write in)
Ple	ease leave additional comments below:	
	native: Transitional Standard Prioritization	ovela ta vez O (autosta e - A
હ. હ	5. How important is updating transitional stand	
L	Very important	Neutral
	Somewhat important	Somewhat unimportant

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	Very unimportant	
	Other (write in)	
	Please leave additional comments below:	
THE	ME H: OPEN SPACE	
Alte	ernative: Elimination of TOSR	
	H1. Should parking lots and loading areas b currently are. (select one)	e considered a type of open space? They
	☐ No	No opinion
	Maybe	Other (write in)
	Yes	
	Please leave additional comments below:	
Alte	ernative: Context-Based Standards	
	H2. What do you think of having different st space depending on how rural, suburban, or	• • • • • • • • • • • • • • • • • • • •
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	

**Alternative: Amount of Open Space** 

Q. H3A. What do you think of requiring a consistent amount of open space that doesn't vary by density? (select one)

	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	I'm neutral	Other (write in)
	Please leave additional comments below:	
Q.	H3B. What do you think of requiring a set amoun residential unit, regardless of lot size? An example area, of rooftop deck. (select one)	
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	
Q.	H3C. What do you think of requiring a set amoun residential unit, regardless of lot size? An example (select one)	
	I fully support the concept.	I somewhat oppose the concept.
	I somewhat support the concept.	I fully oppose the concept.
	l'm neutral	Other (write in)
	Please leave additional comments below:	
Q.	H3D. What do you think of having different stand space depending on lot size? (select one)	ard for the amount and type of open
	I fully support the concept.	I somewhat support the concept.

l'm neutral	I ful	ly oppose the cor	ncept.
I somewhat oppose the concept.	Oth	er (write in)	
Please leave additional comments below:			
Iternative: Open Space Incentives  H4. Are there types of open spaces that you (you may select multiple)	think should	be encouraged i	n certain areas?
Please note that wetlands, stream buffers, and protected Historic and Cultural Conservation Districts, are excluded because they are already protected by City, State, or federal law.	Encourage in Growth Areas	Encourage In Conservation Areas	No opinion
Areas of mature trees			
Artificial water features, such as ponds or fountains			
Consolidated open space (where one large open space is provided versus several small ones)			
Covered open spaces (e.g., gazebos, patios, open pavilions)			
Farms and vegetable gardens			
Green roofs			
Historic sites that are not otherwise protected			
Landscape stormwater facilities			
Living walls			
New public streets			
Outdoor dining			

	Pedestrian streets			
	Public art			
	Public gathering spots			
	Shade structures			
	Trails and paths			
	Other (written in)			
Alte	ernative: Open Space Prioritization			
<b>Q</b> .	H5. How important is updating open space st	andards to y	ou? (select one)	l
<b>3</b> .	H5. How important is updating open space st  Very important	_	vou? (select one)	
<b>Q</b> .	_	Son		
<b>3</b> .	Very important	Son	newhat unimport	
	Very important Somewhat important	Son	newhat unimport y unimportant	
	<ul><li>✓ Very important</li><li>✓ Somewhat important</li><li>✓ Neutral</li></ul>	Son	newhat unimport y unimportant	
	<ul><li>✓ Very important</li><li>✓ Somewhat important</li><li>✓ Neutral</li></ul>	Son	newhat unimport y unimportant	
	<ul><li>✓ Very important</li><li>✓ Somewhat important</li><li>✓ Neutral</li></ul>	Son	newhat unimport y unimportant	
	<ul><li>✓ Very important</li><li>✓ Somewhat important</li><li>✓ Neutral</li></ul>	Son	newhat unimport y unimportant	