

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #4

WELCOME AND UPDATE

CALEB RACICOT, TSW CONSULTANT TEAM PROJECT MANAGER

April 20, 2023

DCP

AGENDA

CONSERVATION AREA OVERVIEW

CONSERVATION AREA PRELIMINARY DIRECTION

EXTENDED QUESTION AND ANSWER

EXERCISE

CONSULTANT TEAM

CORE TEAM

TSW
CODE STUDIO
CONTENTE CONSULTING
DILLARD SELLERS
UTILE
PLACEMAKERS

TECHNICAL EXPERTS

EIGHTVILLAGE
SOUTHFACE
CANVAS PLANNING GROUP

FOCUSED WORKSHOPS

#1: DIAGNOSTIC/CITYWIDE

- 11/29; online through 12/18

#2: CITYWIDE (CONT'D)

- Today; online through 1/27

#3: GROWTH AREAS

- 2/28; online through 3/10

#4 CONSERVATION AREAS

- 4/20; online through 4/30



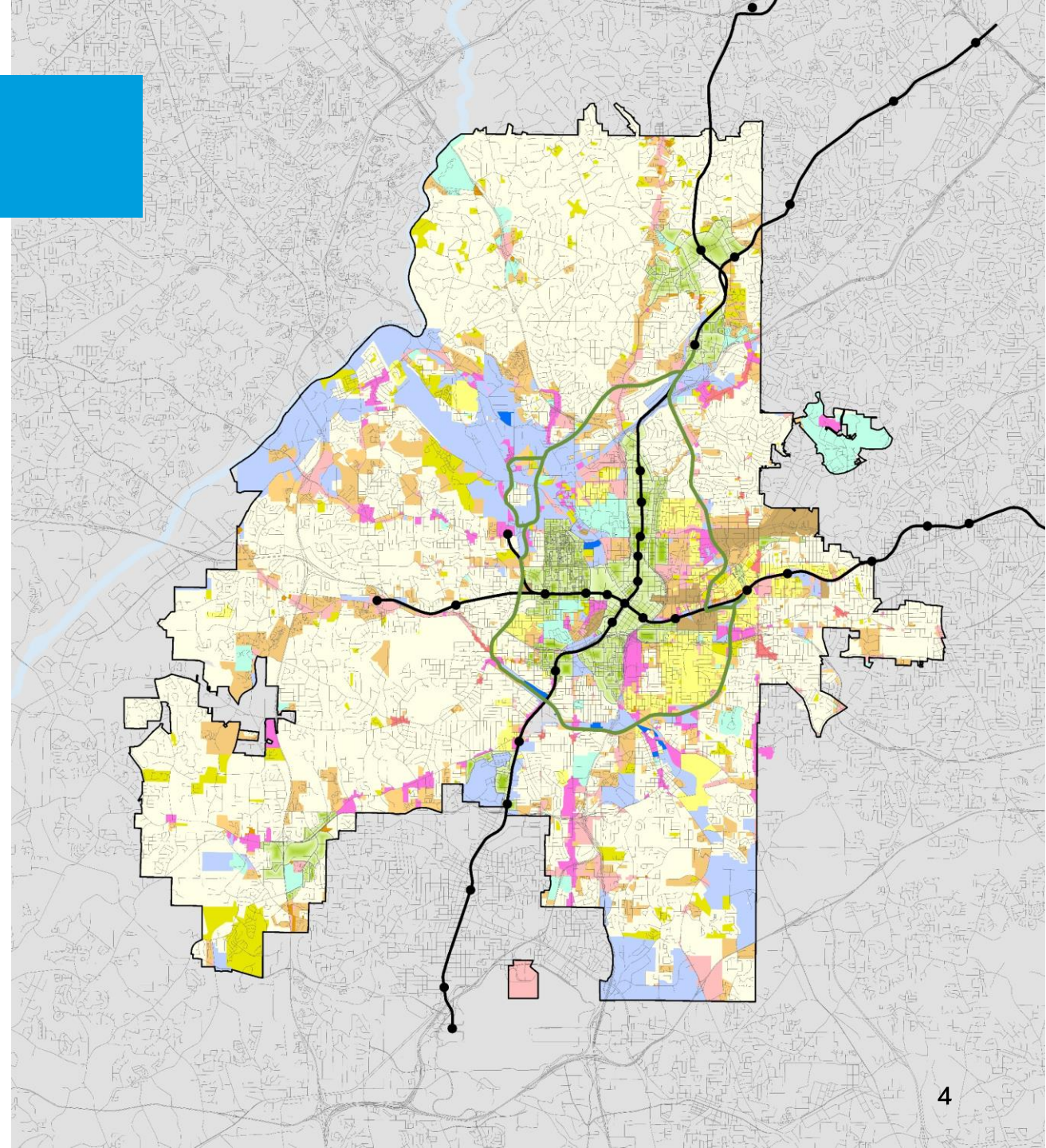
ZONING OVERVIEW

THE ZONING ORDINANCE

- The zoning text
- Many updates are likely

THE OFFICIAL ZONING MAP

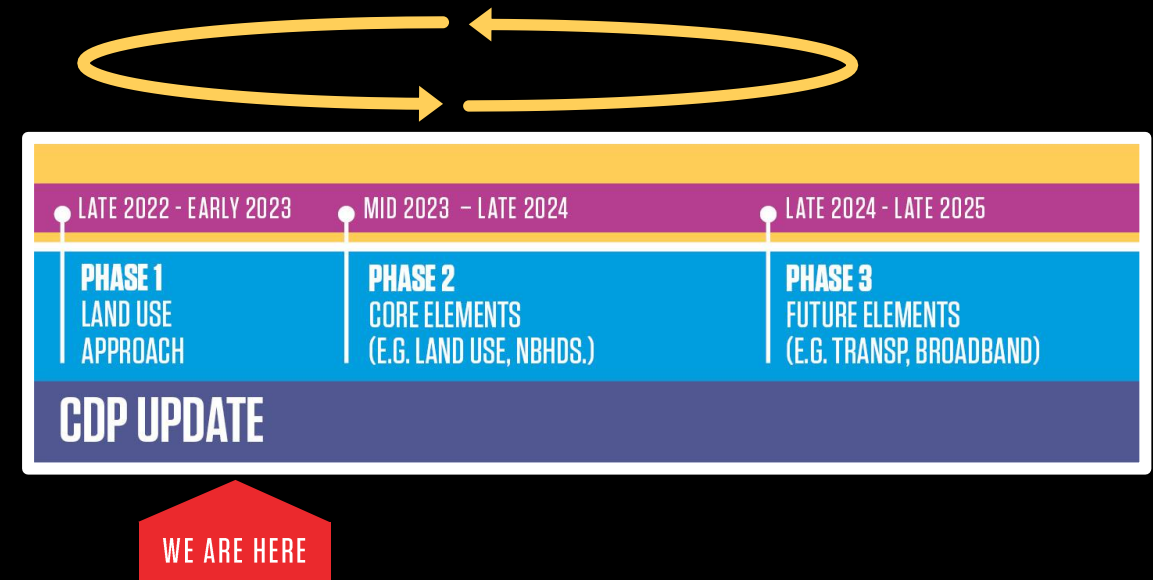
- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans, especially the CDP, should guide future changes



ZONING AND THE CDP



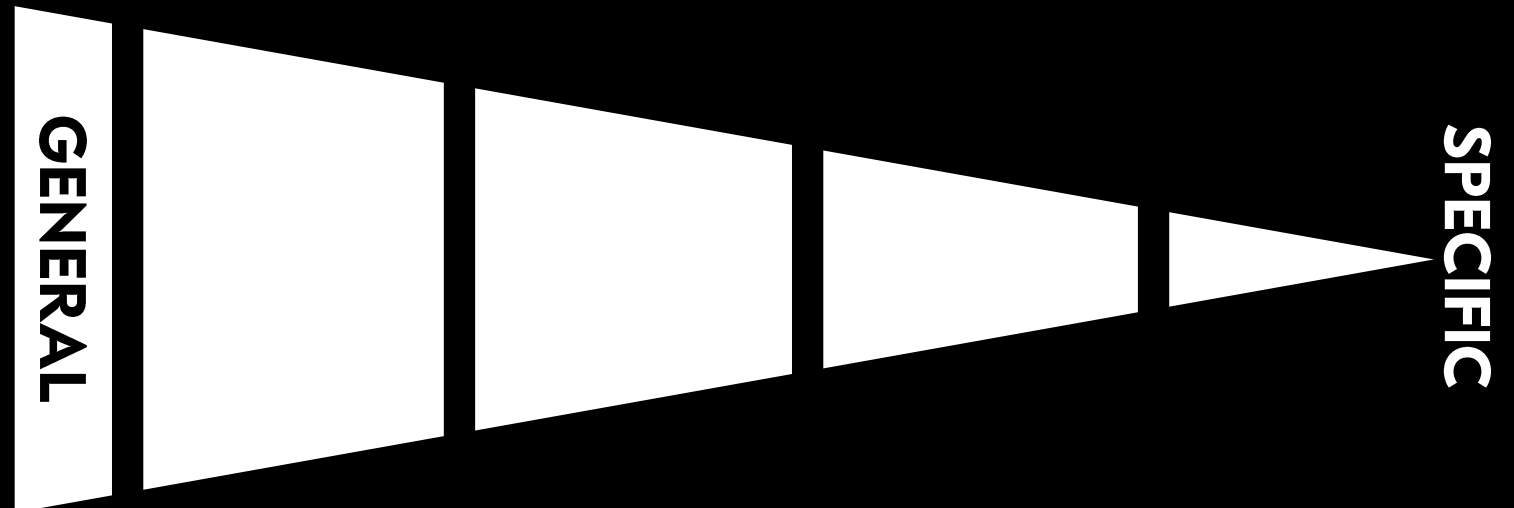
THE ZONING ORDINANCE REWRITE AND THE CDP UPDATE **ARE BEING COORDINATED TO BETTER MEET ATLANTA'S NEEDS**



IT TAKES TIME



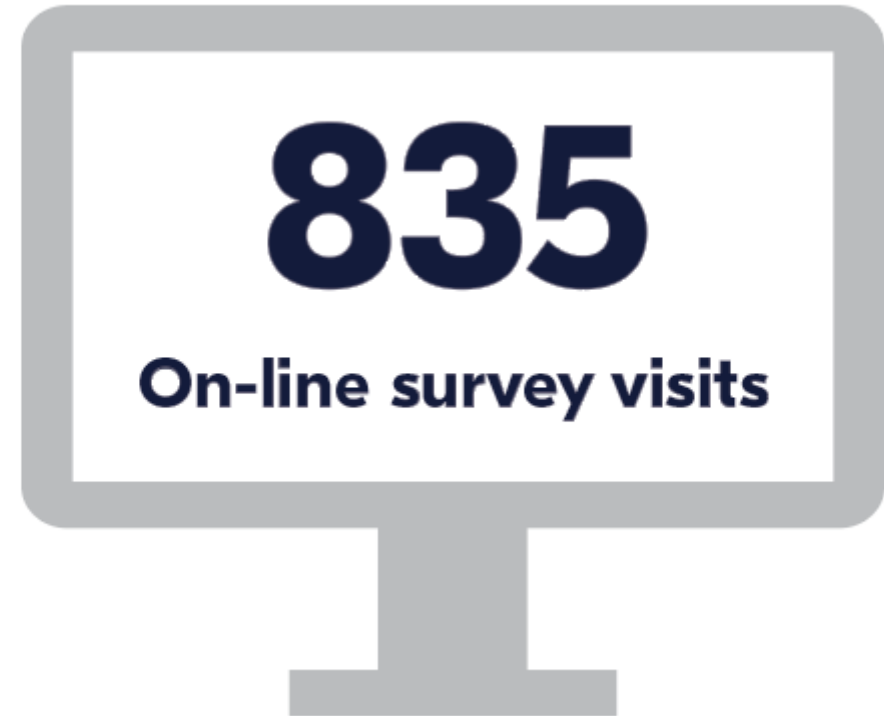
THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



CITYWIDE ALTERNATIVES PT 3


REVIEW

PARTICIPATION



*Survey software recorded IP addresses for on-line participants to prevent duplicate responses. Many did not participate in all theme exercises.

PARCIPATE >> LEARN AND CONTRIBUTE >> PREVIOUS MEETINGS


ATLZONING

ATL ZONING 2.0

21ST CENTURY EQUITY

Zoning is me. It's you. It shapes our customs and defines the ways in which we live, grow, and thrive. Which is why, *with your help*, we're rewriting Atlanta's rules and regulations to meet the new world challenges and aspirations of a 21st century city.


Let's get started. >>

[PARTICIPATE](#)
Explore and Learn
[Meet and Contribute](#)
[Review and Comment](#)

[CONNECT](#)

ATLANTA OPERATES WITH LEGACY ZONING.

HELP US DEVELOP VERSION 2.0


ATLZONING

[PARTICIPATE](#)
Explore and Learn
[Meet and Contribute](#)
[Review and Comment](#)

[CONNECT](#)



Related materials:

[Project Newsletter](#) | 1.06 MB .pdf

PREVIOUS MEETINGS

Focused Workshop #2: Citywide Alternatives Continued

Description: A continuation of the review of potential citywide standards identified that started at Workshop #1.



 Tuesday, January 17, 2023 6:30 pm-8:00 pm	 R.I.C.E. Meeting completed. View the recording.
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Related materials:

[Workshop Slide Deck](#) | 9.04 MB .pdf
[Workshop Boards](#) | 13.57 MB .pdf
[Project Newsletter](#) | 1.06 MB .pdf
[Focused Workshop #2 Recorded Meeting](#) | View on Youtube
[Workshop Results Summary](#) | 2.07 MB .pdf

Focused Workshop #1: Diagnostic/Citywide Alternatives

Description: Project updates and a review of potential citywide standards identified in the Zoning Ordinance Diagnostic. Topics will include the overall approach to the new code, ways to reflect neighborhood, housing, and more.

 Tuesday, November 29, 2022 6:30 pm-8:00 pm	 Atlanta Habitat for Humanity Meeting completed. View the recording.
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The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #4

CONSERVATION AREAS

CALEB RACICOT, CONSULTANT PROJECT MANAGER, TSW

April 20, 2023

DCP



CAUTION

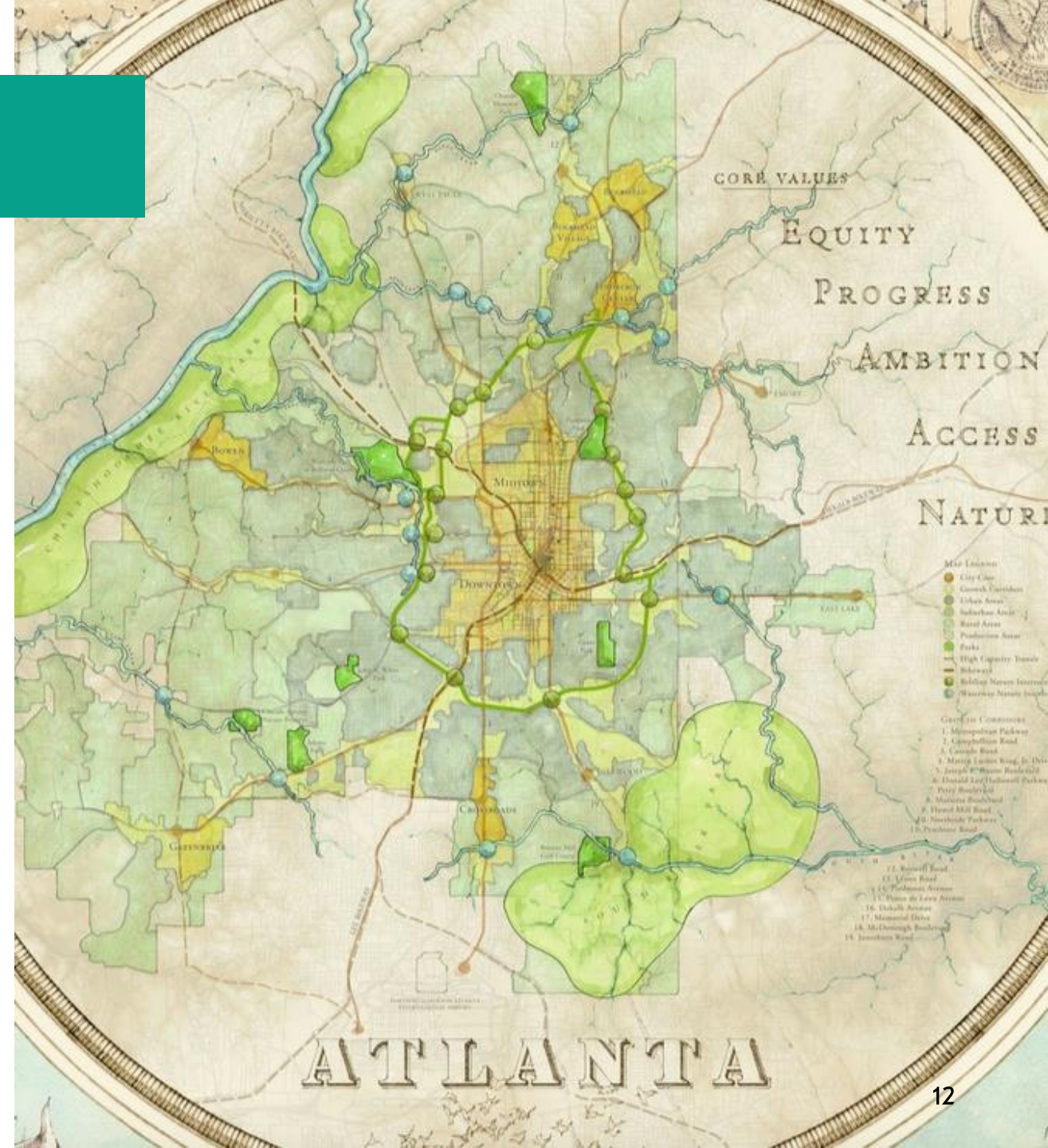
TECHNICAL

CONTENT AHEAD

THE ATLANTA CITY DESIGN

Five Core Values

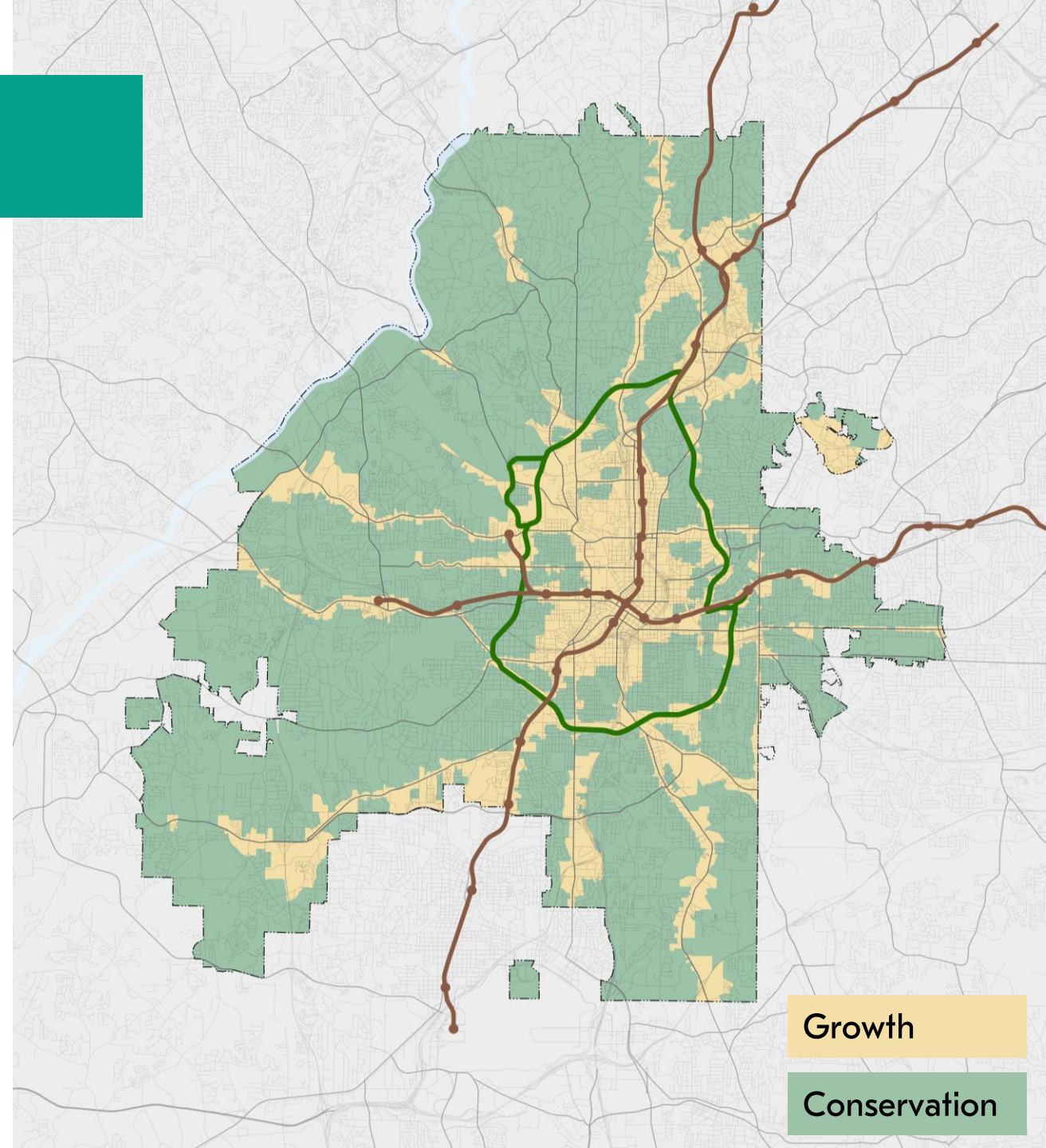
- EQUITY
- PROGRESS
- AMBITION
- ACCESS
- NATURE



CONSERVATION AREAS

LOWER DENSITY, DETACHED
RESIDENTIAL AND OPEN SPACE
AREAS “THAT WILL BE PROTECTED
FROM OVERWHELMING GROWTH”

GROWTH SHOULD “RETAIN AND
IMPROVE THEIR CHARM AND THEIR
LEAFY TREE CANOPY”



CONSERVATION AREAS

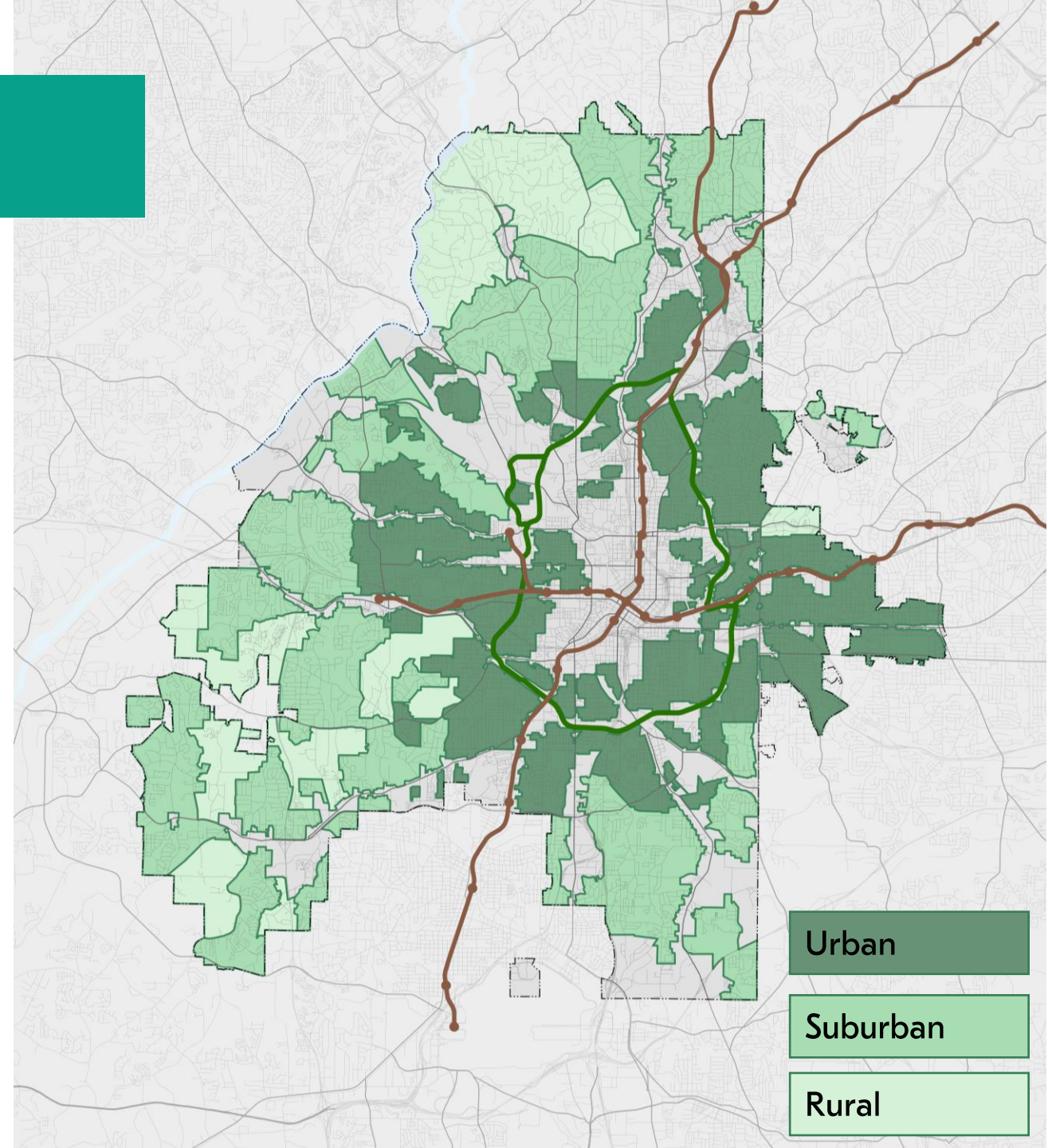
URBAN CONSERVATION AREAS

SUBURBAN CONSERVATION AREAS

RURAL CONSERVATION AREAS

WHAT ABOUT PRODUCTION AREAS?

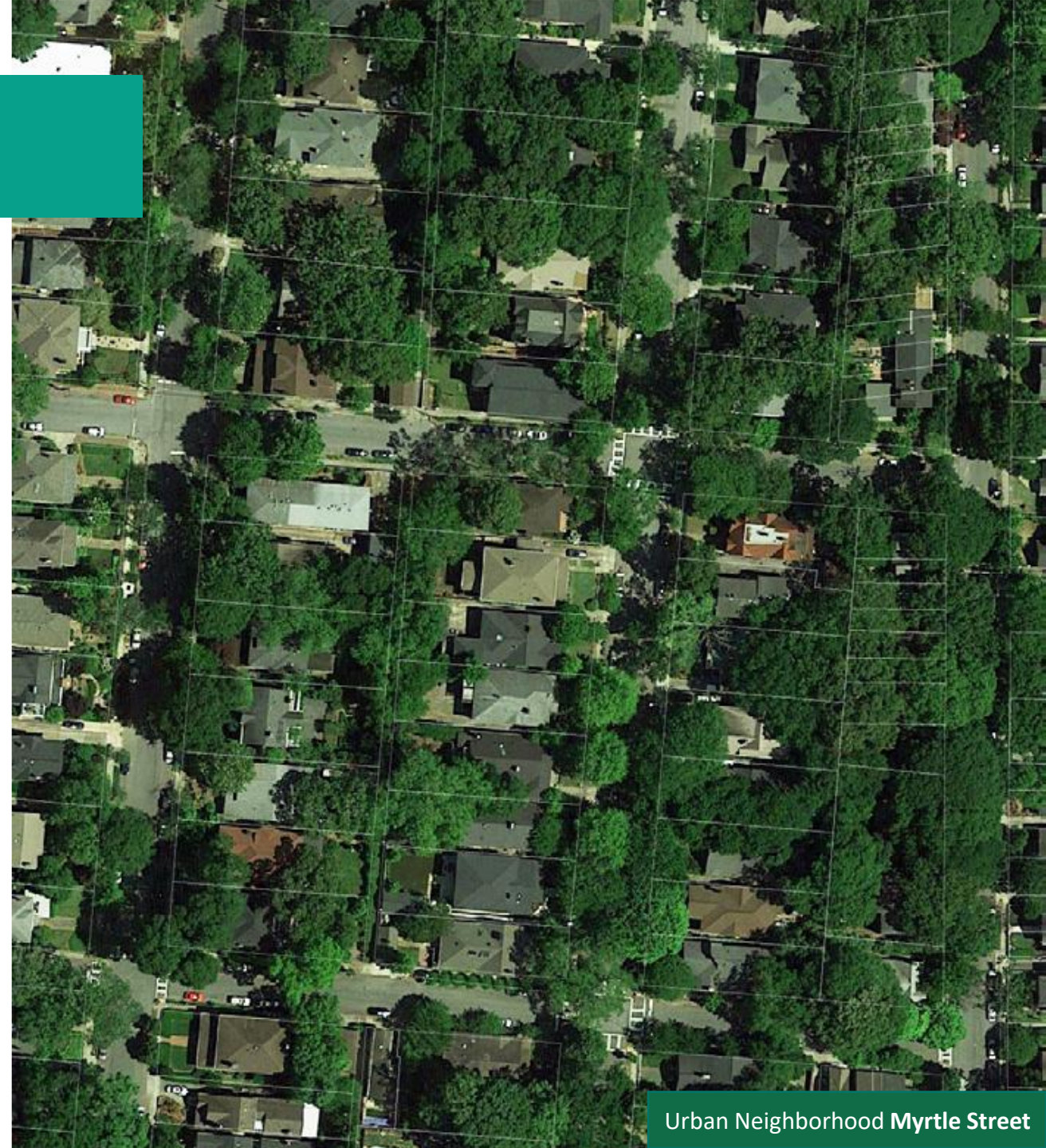
THESE ARE INDUSTRIAL AREAS WITH THE
SAME ZONING CONSIDERATIONS AS GROWTH
AREAS



URBAN CONSERVATION AREAS

“URBAN NEIGHBORHOODS ARE COMPACT,
BUT RELATIVELY LOW DENSITY.

THE ATLANTA CITY DESIGN



Urban Neighborhood Myrtle Street

SUBURBAN CONSERVATION AREAS

“SUBURBAN NEIGHBORHOODS ARE MORE SPREAD OUT AND EVEN LOWER DENSITY.

THE ATLANTA CITY DESIGN

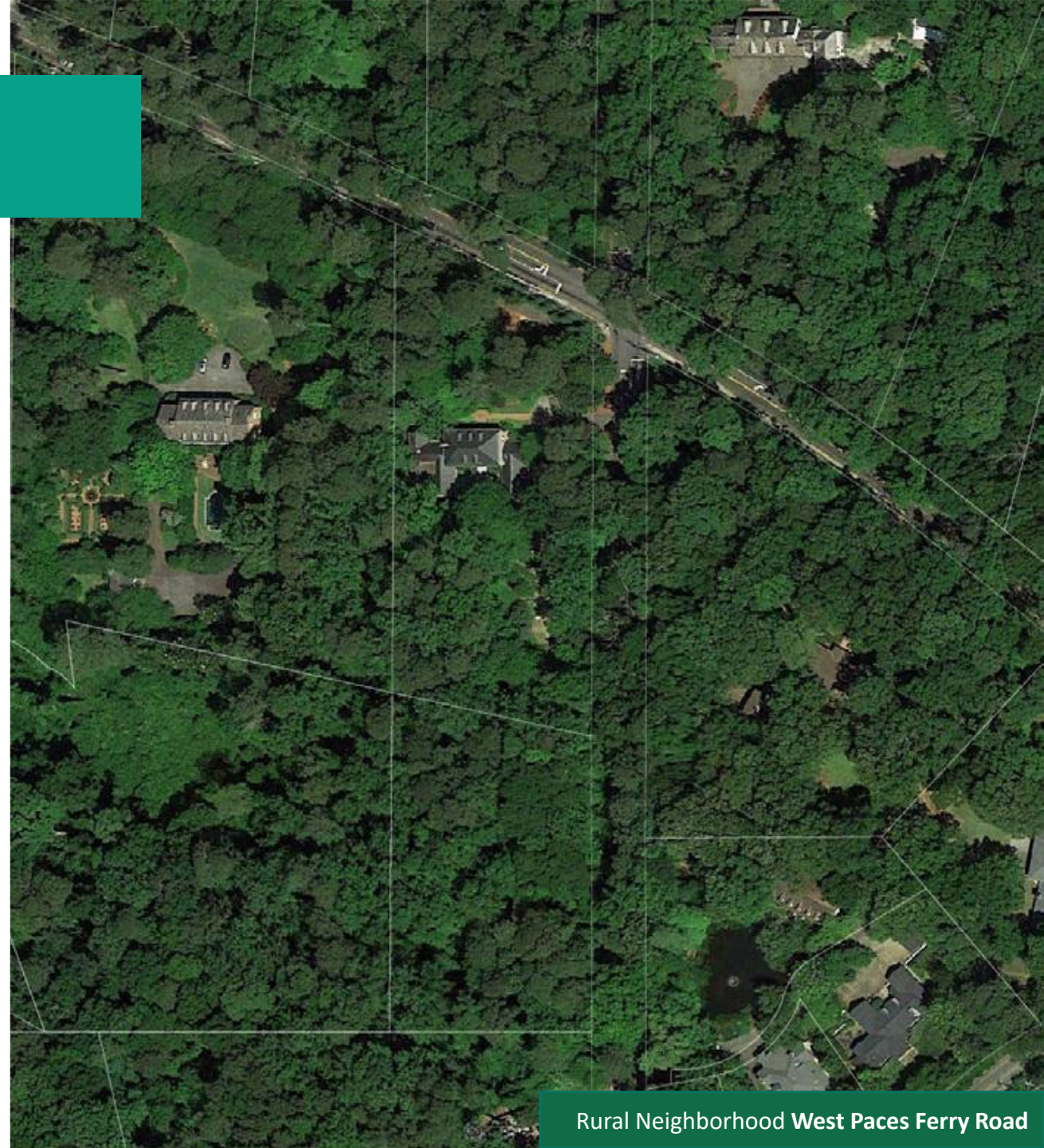


Suburban Neighborhood Clearwater Road

RURAL CONSERVATION AREAS

“RURAL NEIGHBORHOODS COULD BE
MISTAKEN FOR THE COUNTRYSIDE.

THE ATLANTA CITY DESIGN



Rural Neighborhood West Paces Ferry Road

CONSERVATION AREA CURRENT ZONES

OLDER CONVENTIONAL ZONING

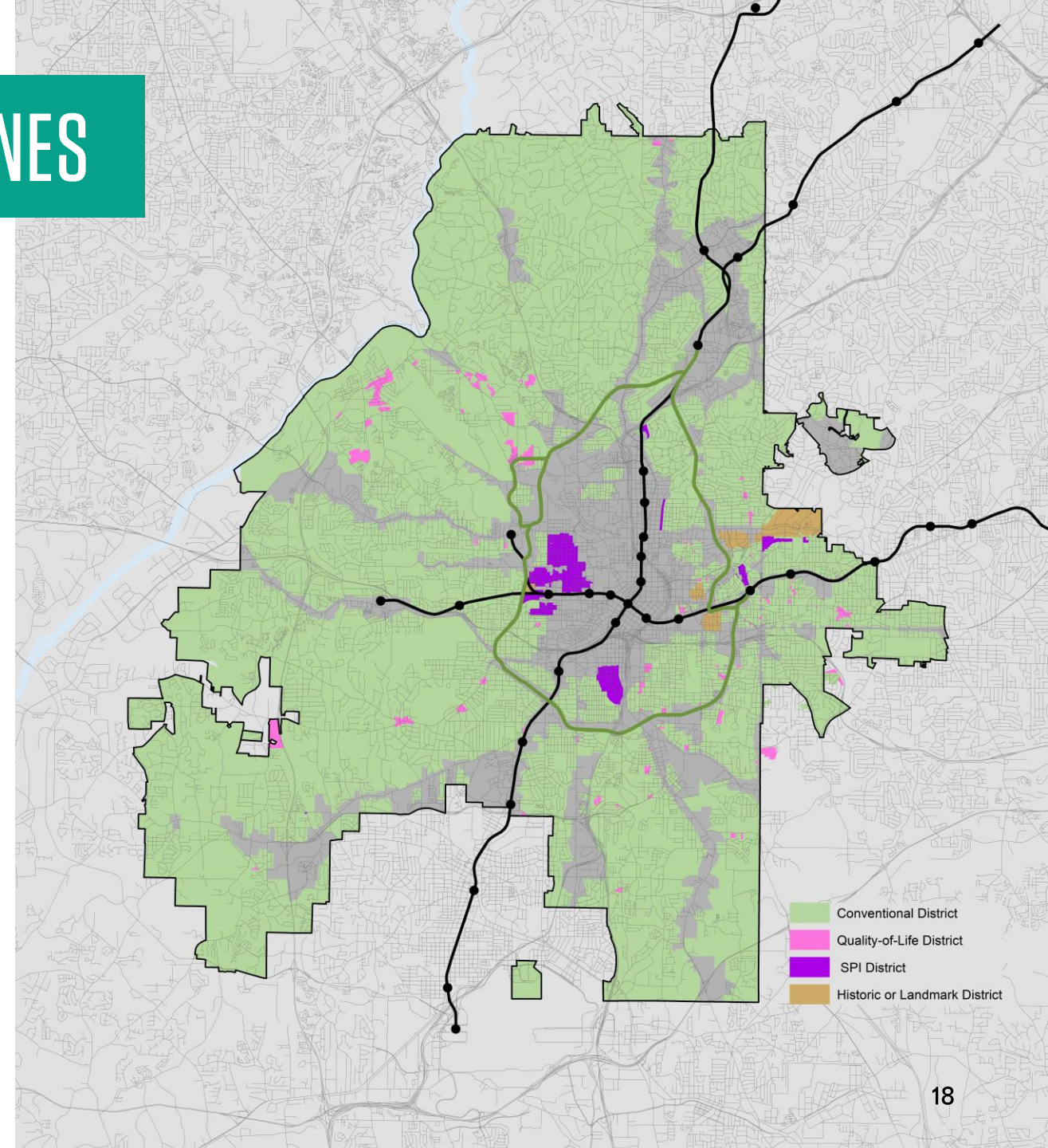
- Mostly single-family and two-family
- A few other districts

NEWER QUALITY-OF-LIFE ZONING

- A few locations

SPECIAL PUBLIC INTEREST (SPI) DISTRICTS

HISTORIC DISTRICTS



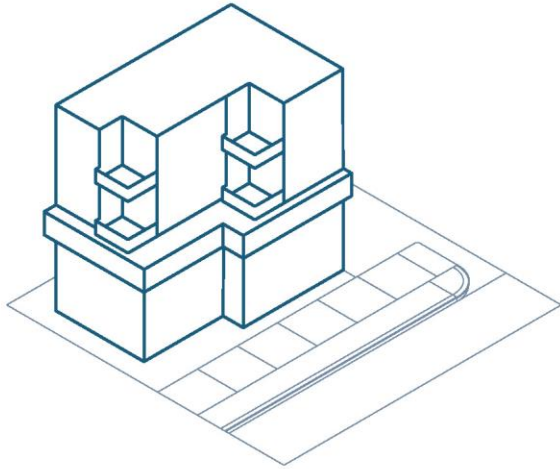
REFRESHER - ZONE STRINGS

A MORE FLEXIBLE WAY TO ORGANIZE EXISTING AND NEW STANDARDS THAT HELPS TO:

- Avoid “one-size-fits-all” zoning
- Reflect unique patterns
- Eliminate the need for “custom” zoning districts



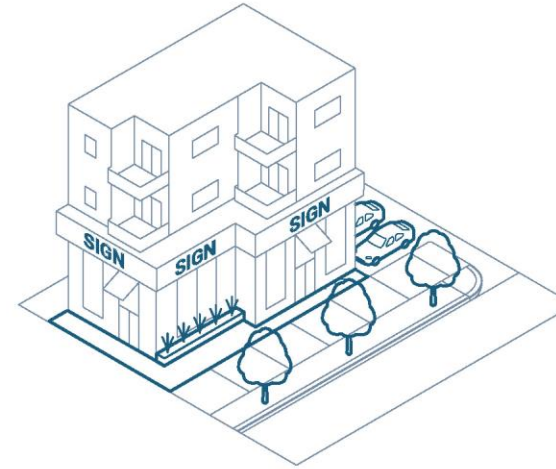
ZONING REGULATIONS



FORM

Regulates building scale and setbacks

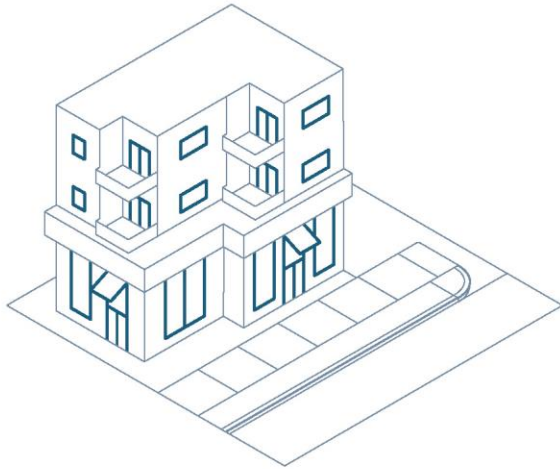
- + Lot width and setbacks
- + Lot coverage and open space
- + Building height and width
- + Upper story bulk controls
- + Floor area



SITE

Regulates site design

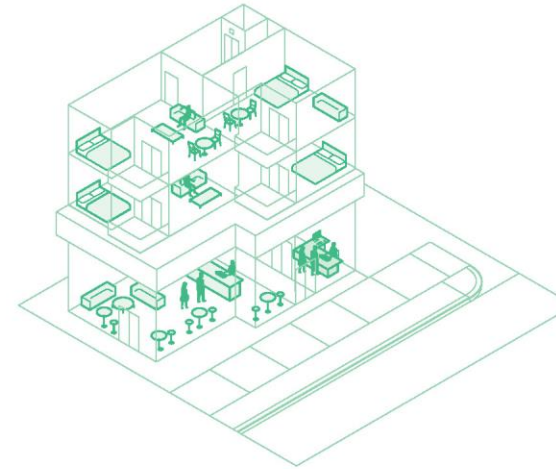
- + Pedestrian and vehicle access
- + Vehicle and bicycle parking
- + Transitions
- + Landscaping and screening
- + Blocks and connectivity



FRONTAGE

Regulates how a building relates to the 'public realm'

- + Front setback (build-to zone)
- + Sidewalks and streetscapes
- + Ground story design standards
- + Window and door placement

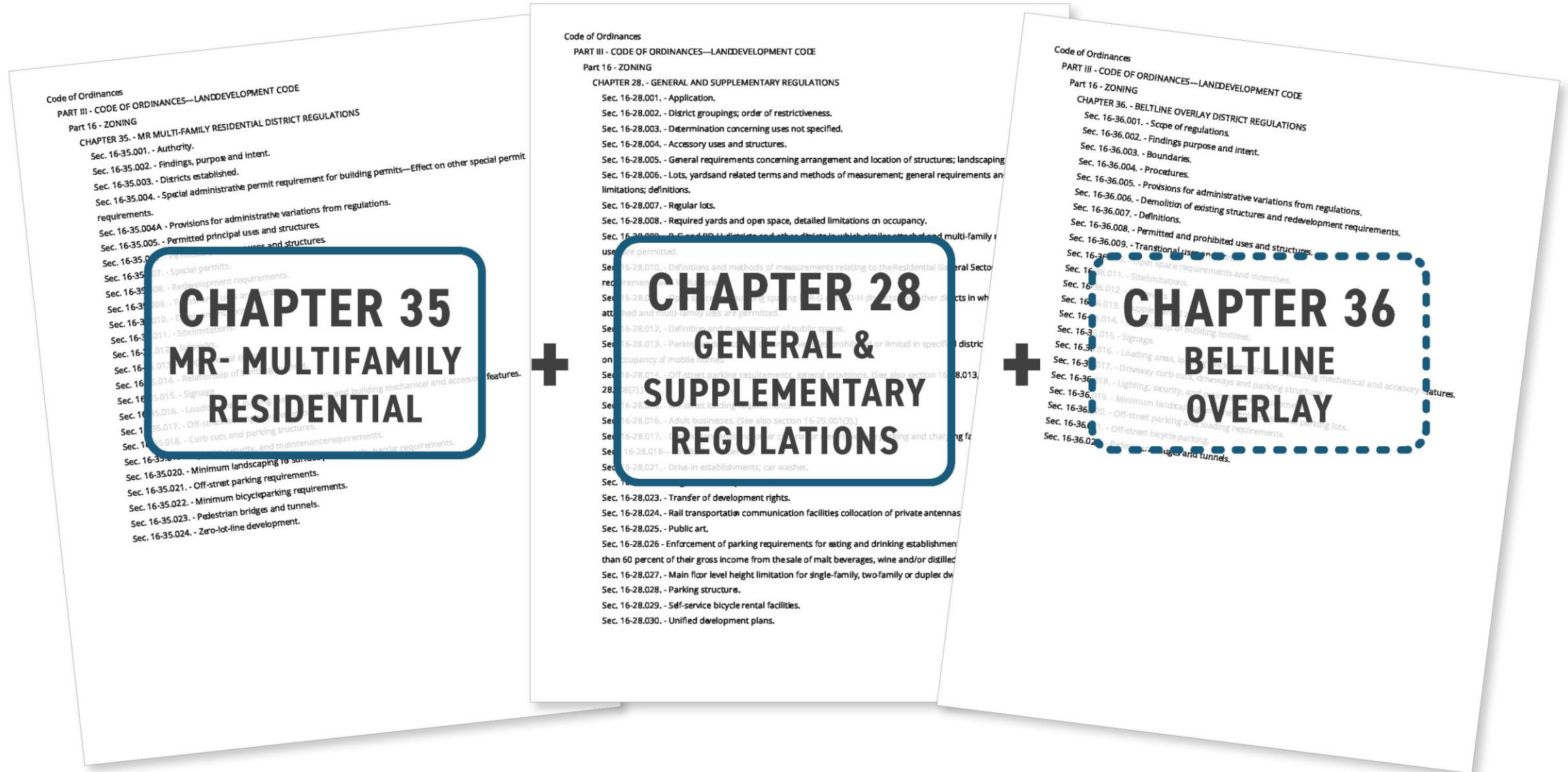


USE

Regulates activities on a lot

- + Allowed uses (permissions)
- + Use standards
- + Dwelling units per lot

EXISTING ORGANIZATION OF REGULATIONS



A NEW APPROACH TO ORGANIZING REGULATIONS

FORM

A 1

A 2

A 3

A 4

FRONTAGE

B 1

B 2

B 3

B 4

USE

C 1

C 2

C 3

C 4

SITE

D 1

D 2

+

Standards
for All
Projects

CONSERVATION AREA CONSIDERATIONS

THE HUMAN IMPACTS OF ZONING STANDARDS

- Age-specific needs
- Business space affordability
- Demographic trends
- Housing affordability
- Neighborhood stability

4/20/2023



Courtesy Presidio of Monterey

CONSERVATION AREA CONSIDERATIONS

THE ENVIRONMENTAL IMPACTS OF ZONING STANDARDS

- Demolition of existing buildings (i.e., embodied carbon)
- Grading
- Paved surfaces
- Runoff
- Transportation
- Tree canopy

4/20/2023



Courtesy Terry E. Kearns

CONSERVATION AREAS

PRELIMINARY DIRECTION – BIG IDEAS

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

BIG IDEAS

ZONING FOR PLACE (OR “CONTEXT”)

DIFFERENT RULES FOR DIFFERENT CONSERVATION AREAS...

- Urban, suburban, and rural



ZONING FOR PLACE (OR “CONTEXT”)

DIFFERENT RULES FOR DIFFERENT CONSERVATION AREAS...

- Urban, suburban, and rural

...BECAUSE THE EXISTING ZONING WORKS BETTER IN SOME AREAS THAN OTHERS.

- See Existing Pattern Analysis on www.atlzoning.com



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: URBAN DISCONNECT

CITY SCALE ANALYSIS

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

Image provided by TSW

CONSERVATION AREAS

PRELIMINARY DIRECTION – GENERAL

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

GENERAL TO ALL CONSERVATION AREAS

KEEP MANY EXISTING STANDARDS

KEEP **R1 – R5 DISTRICTS** (OR
EQUIVALENT).

KEEP **NEIGHBORHOOD COMMERCIAL**
DISTRICTS.

FORM

FRONTAGE

SITE

USE



GENERAL TO ALL CONSERVATION AREAS

KEEP MANY EXISTING STANDARDS

KEEP EXISTING “USE DISTRICTS”

THAT CAN APPLY TO AREAS WITH A
DETACHED HOUSE CHARACTER:

- Existing single-family (e.g., R-1 - R-3, R-4B)
- Existing single-family + detached ADU (e.g., R-4, R-4A)
- Existing two-family + detached ADU (e.g., R-5)



GENERAL TO ALL CONSERVATION AREAS

UPDATE SOME STANDARDS

REQUIRE **MATCHING EXISTING FRONT SETBACKS** IN SOME AREAS (THAT WANT IT).

CALCULATE **FLOOR AREA THE SAME** IN ALL DISTRICTS.

FORM

FRONTAGE

SITE

USE



GENERAL TO ALL CONSERVATION AREAS

UPDATE SOME STANDARDS

**INCLUDE ACCESSORY BUILDINGS IN
FLOOR AREA IN ALL DISTRICTS.**

**ALLOW TWO-BEDROOM ACCESSORY
DWELLING UNITS (WHERE ALLOWED).**

FORM

FRONTAGE

SITE

USE



GENERAL TO ALL CONSERVATION AREAS

CREATE NEW STANDARDS

DEVELOP **ALTERNATIVE STANDARDS**
FOR SPECIFIC USES THAT MIGHT BE
IN CONSERVATION AREAS BUT DON'T
MATCH THE GENERAL ZONING RULES:

- Existing or new civic uses
- Existing or new small multifamily
- Existing or new corner stores
- New live-work uses
- New cottage courts/pocket neighborhoods

FORM

FRONTAGE

SITE

USE



Courtesy Darin Givens

GENERAL TO ALL CONSERVATION AREAS

CREATE NEW STANDARDS

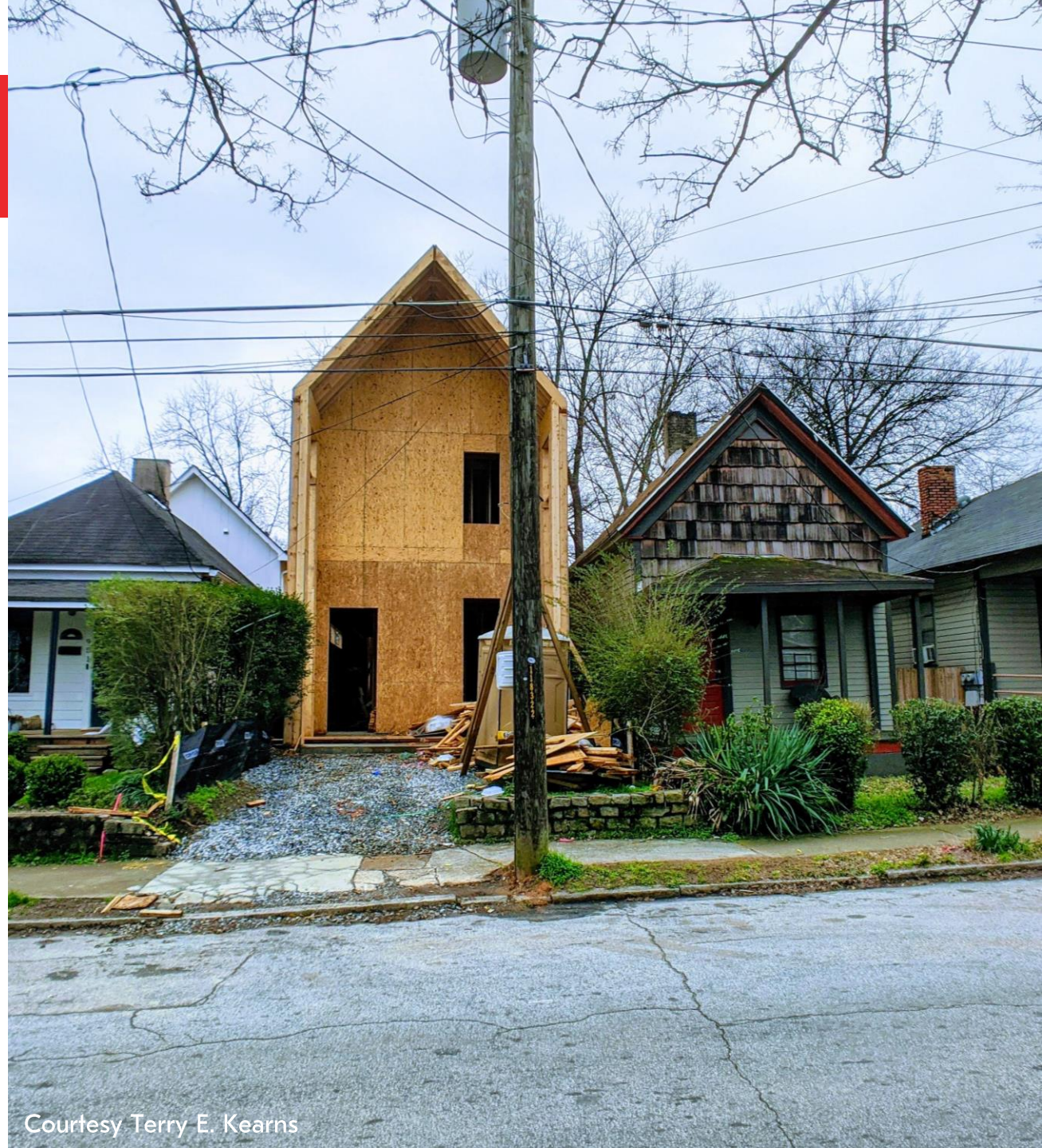
CREATE **CONSERVATION FRONTAGE**
TOOLS FOR AREAS THAT DON'T WANT
TO BE HISTORIC DISTRICTS BUT DO
WANT SOME LIMITED STANDARDS.

FORM

FRONTAGE

SITE

USE



Courtesy Terry E. Kearns

GENERAL TO ALL CONSERVATION AREAS

CREATE NEW STANDARDS

UPDATE STANDARDS FOR **DOUBLE FRONTAGE LOTS** TO AVOID REQUIRING VARIANCES.

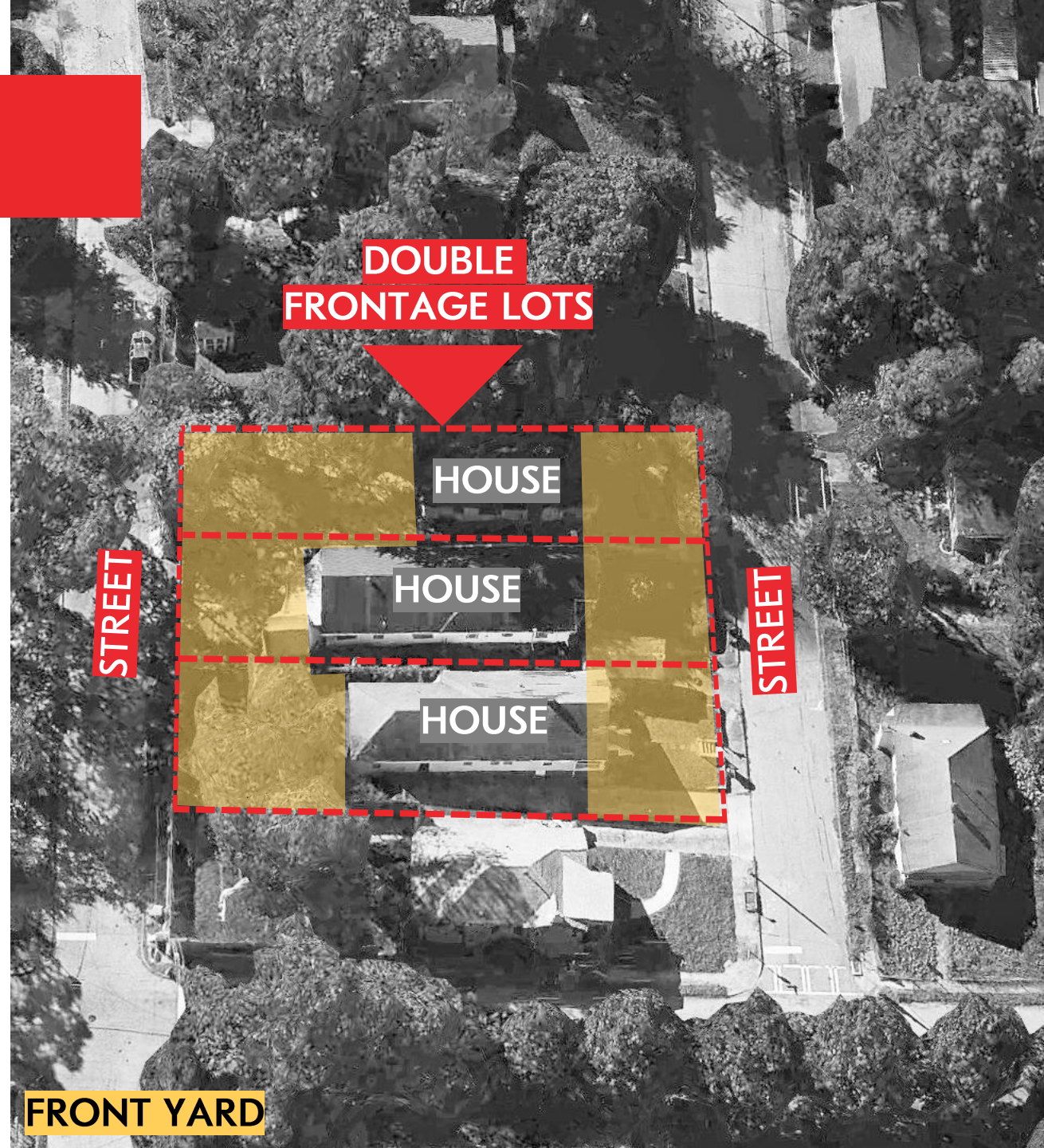
FORM

FRONTAGE

SITE

USE

FRONT YARD



GENERAL TO ALL CONSERVATION AREAS

CREATE NEW STANDARDS

ALLOW PRE-1945 STOREFRONTS TO
ALWAYS BE USED FOR COMMERCIAL
USES (BUT WITH LIMITS ON THE TYPE
AND SIZE OF BUSINESSES).

FORM

FRONTAGE

SITE

USE

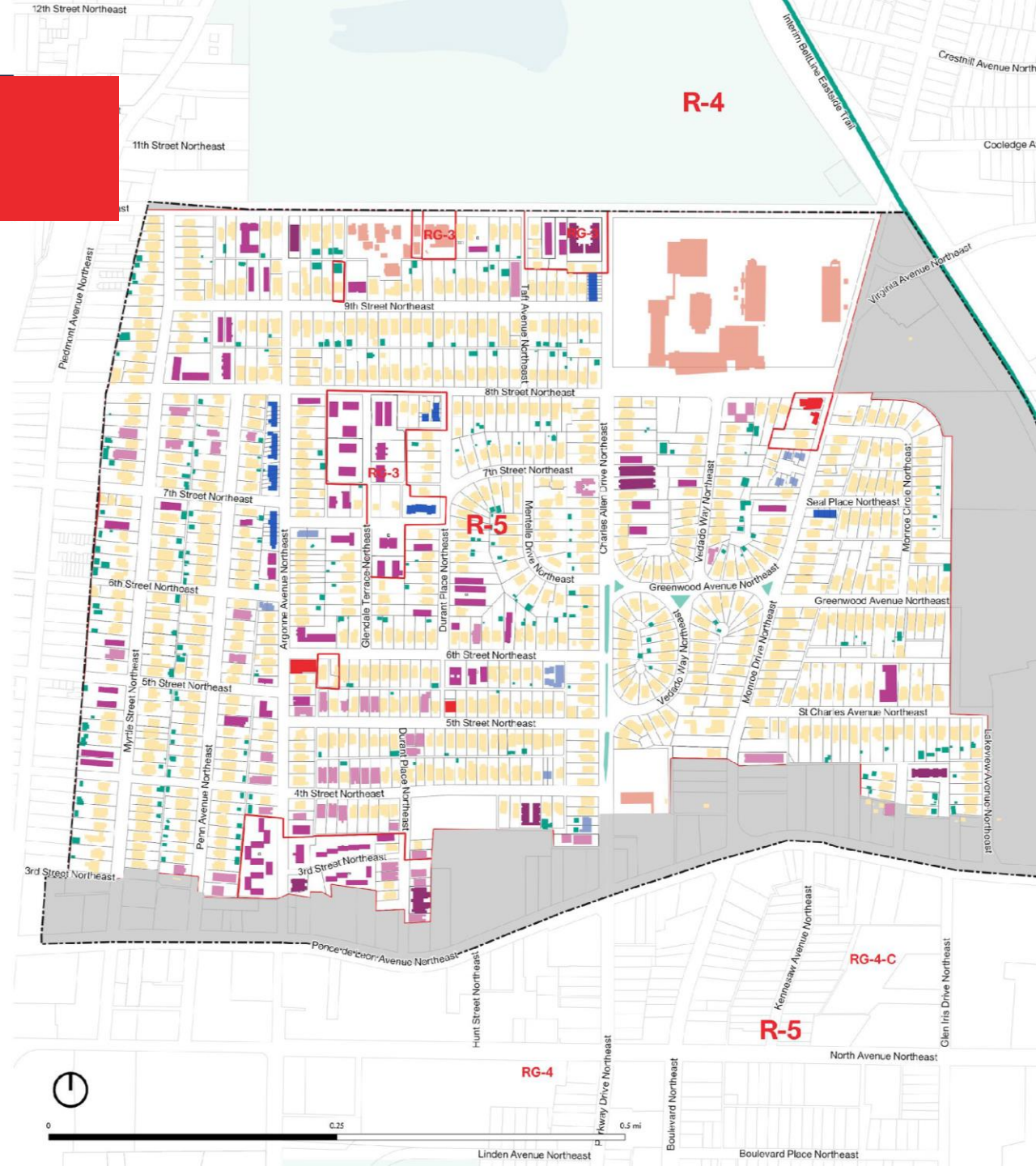


CREATE NEW STANDARDS

**CREATE NEW “USE DISTRICTS” THAT
COULD APPLY TO SOME AREAS WITH
A DETACHED “HOUSE” CHARACTER:**

- Detached house
- Carriage house / Accessory structure
- Attached house
- Townhouse
- Walk-up
- Garden Apartment
- Stacked Flat
- Shopfront
- Civic
- Commercial block / Mixed Use
- General

4/20/2023



BUILDING TYPES IN CONSERVATION AREAS

RESIDENTIAL



CARRIAGE HOUSE:

A freestanding accessory building that is typically used for a garage, storage, guest house, or accessory dwelling unit. Carriage houses usually do not exceed the height of the primary dwelling.



DETACHED HOUSE:

A freestanding residential building that is typically set back from the street and slightly elevated above the ground. Detached houses typically front the street with a single primary stoop or porch, even if multiple entrances exist. In Atlanta, most detached houses contain one primary dwelling, but up to four units are common in some urban neighborhoods. Some detached houses may also contain an accessory dwelling in their basement, attic, or rear. Detached houses include many subtypes.

USE

Detached
accessory
dwelling.



Photos by TSW



Photo by Eric Kronberg



Photo by Matt Bass

USE

Single-unit
with attached
or detached
accessory
dwelling.
Up to 4 units



Photos by TSW



BUILDING TYPES IN CONSERVATION AREAS

RESIDENTIAL



ATTACHED HOUSE:

A freestanding residential building that typically contains two to four dwelling units separated by a common sidewall. All units share a common architectural style and materials, but they are more visually discrete than in the detached house type due to massing, roof shape, façade off-sets, or individual stoops and porches. Historically, buildings are typically one story, but newer duplex sub-types are often two or three. In Atlanta, this building type was historically rare, but many newer duplex subtypes have been built in R5 districts in recent years.

USE

Up to 4 units.



Photos by TSW

BUILDING TYPES IN CONSERVATION AREAS

RESIDENTIAL



WALK-UP:

A small, freestanding multi-story building that typically contains four to 12 dwelling units located above or below another unit. They typically front the street with one primary entrance but may have secondary entrances and multiple porches or balconies. In Atlanta, walk-ups are typically two or three stories tall and similar in scale and massing to surrounding detached houses, but often with flat roofs.



USE

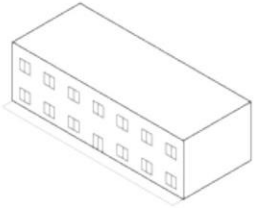
Up to 12 units.



Photos by TSW

BUILDING TYPES IN CONSERVATION AREAS

RESIDENTIAL



STACKED FLATS:

A freestanding or attached multi-story building that typically contains 13 or more dwelling units located above or below another unit. They typically front the street with porch, stoops, or lobbies. In Atlanta, stacked flats are typically two or three stories tall within a neighborhood's center, but along key corridors they are often taller and larger.

USE

Over 12 units.



Photos by TSW

BUILDING TYPES IN CONSERVATION AREAS

OTHER



SHOPFRONT:

A single-story building containing pedestrian-oriented commercial uses. Shopfront buildings can range in size from single corner stores embedded within residential areas to larger neighborhood commercial districts along key corridors.

USE

Corner store.



Photos by TSW

4/20/2023

POTENTIAL NEW “USE DISTRICTS”

Key

P = Permitted

R = Restricted (i.e., permitted but restricted in number)

Use District	Single-Family	Attached or Detached ADU	Cottage Court/ Pocket Neighb'd	Up to 4 Multifamily Units	Up to 8 Multifamily Units	Corner Stores
U1-A	P	P	--	--	--	--
U1-B	P	P	P	--	--	--
U4-A	P	P	P	R	--	--
U4-B	P	P	P	P	--	R
U4-C	P	P	P	P	--	P
U8-A	P	P	P	--	R	--
U8-B	P	P	P	--	P	R
U8-C	P	P	P	--	P	P

GENERAL TO ALL CONSERVATION AREAS

GET RID OF SOME STANDARDS

GET RID OF ALL **PLANNED
DEVELOPMENT (PD DISTRICTS)**, EVEN
IN GROWTH AREAS, EXCEPT PD-CS.

FORM

FRONTAGE

SITE

USE



CONSERVATION AREAS **PRELIMINARY DIRECTION – URBAN**

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

SPECIFIC TO URBAN CONSERVATION AREAS

FORM STANDARDS

**REDUCE R-4B (OR EQUIVALENT) LOT
WIDTH STANDARDS** WHEN VEHICLE
ACCESS IS PROVIDED FROM A NEW
OR EXISTING OPEN ALLEY.

**ADJUST ACCESSORY BUILDING
HEIGHT** TO ALLOW TWO FULL STORIES
(TYPICALLY 20 FT TODAY).

4/20/2023



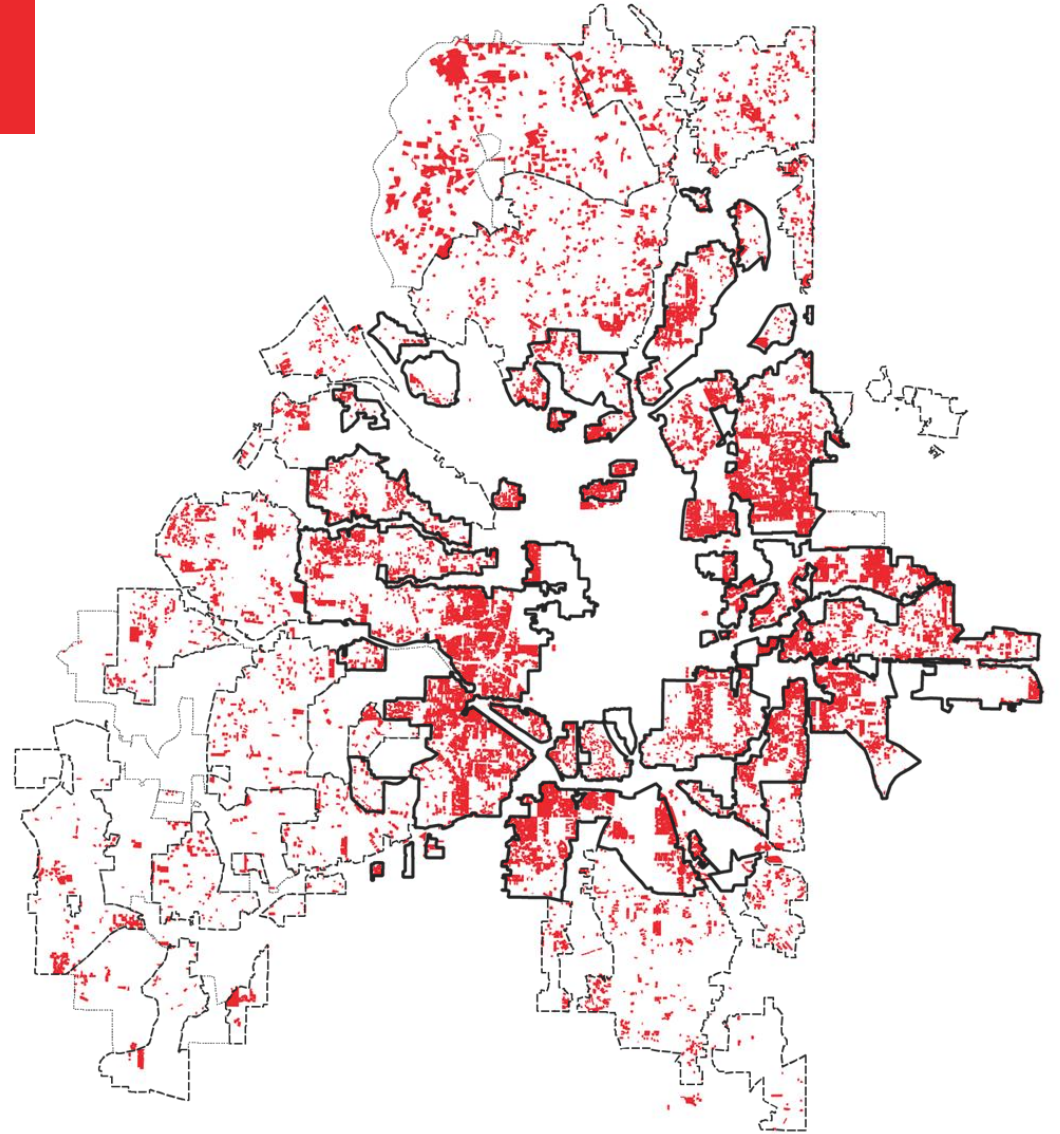
Courtesy Brandy Morrison

SPECIFIC TO URBAN CONSERVATION AREAS

FORM STANDARDS

REDUCE **SIDE SETBACKS** IN SOME URBAN
CONSERVATION AREAS TO MATCH
EXISTING PATTERNS.

ALLOW **ASYMMETRICAL SIDE SETBACKS**
IN SOME URBAN CONSERVATION AREAS
TO MATCH EXISTING PATTERNS.



■ Nonconforming in form

SPECIFIC TO URBAN CONSERVATION AREAS

FORM STANDARDS

CREATE NEW LOT STANDARDS FOR
THE TYPICAL 45-50 FT. WIDE, 5,000
SF URBAN CONSERVATION AREA LOT.

DEVELOP A SLIDING SCALE FOR
NONCONFORMING LOT OF RECORD
SIDE SETBACK AND COVERAGE
STANDARDS.

4/20/2023



SPECIFIC TO URBAN CONSERVATION AREAS

FRONTAGE STANDARDS

UPDATE EXISTING FRONTAGE TYPES:

- Porch or stoops (where one is dominant)
- Front garage standards

UPDATE STANDARDS TO **REDUCE OR ELIMINATE PAVING FRONT YARDS** FOR DRIVEWAYS AND PARKING.



SPECIFIC TO URBAN CONSERVATION AREAS

FRONTAGE STANDARDS

DEVELOP STANDARDS TO PROHIBIT
“SLOT HOMES.”



4/20/2023

SPECIFIC TO URBAN CONSERVATION AREAS

SITE STANDARDS

**CREATE INCENTIVES TO ENCOURAGE
THE USE OF EXISTING OR NEW ALLEYS
AND SHARED DRIVEWAYS.**

**INCORPORATE STANDARD FOR
NARROWER DRIVEWAYS, IF
SUPPORTED BY ATLDOT.**



UPDATE

QUESTIONS AND ANSWERS

25 MINUTES

EXERCISES

IN-PERSON TONIGHT

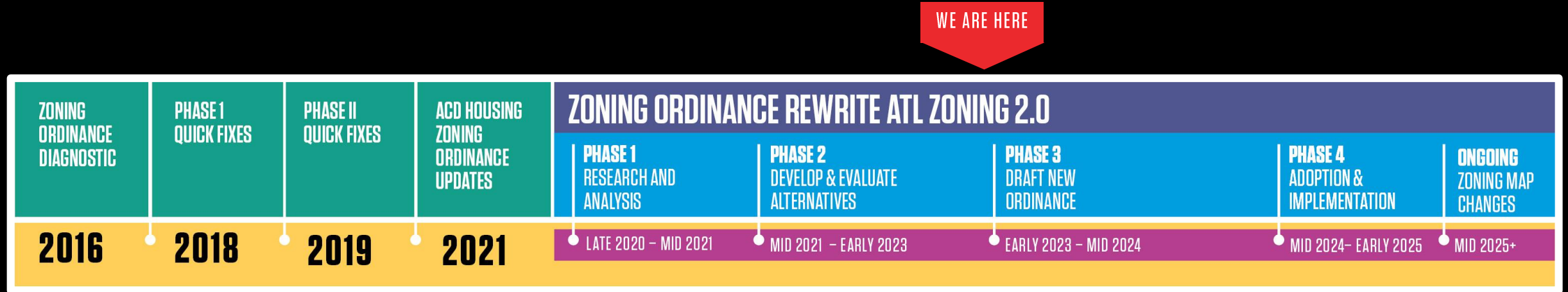
ONLINE THROUGH 4/30

- www.atlzoning.com

IN-PERSON AND ONLINE EXERCISES
ARE IDENTICAL

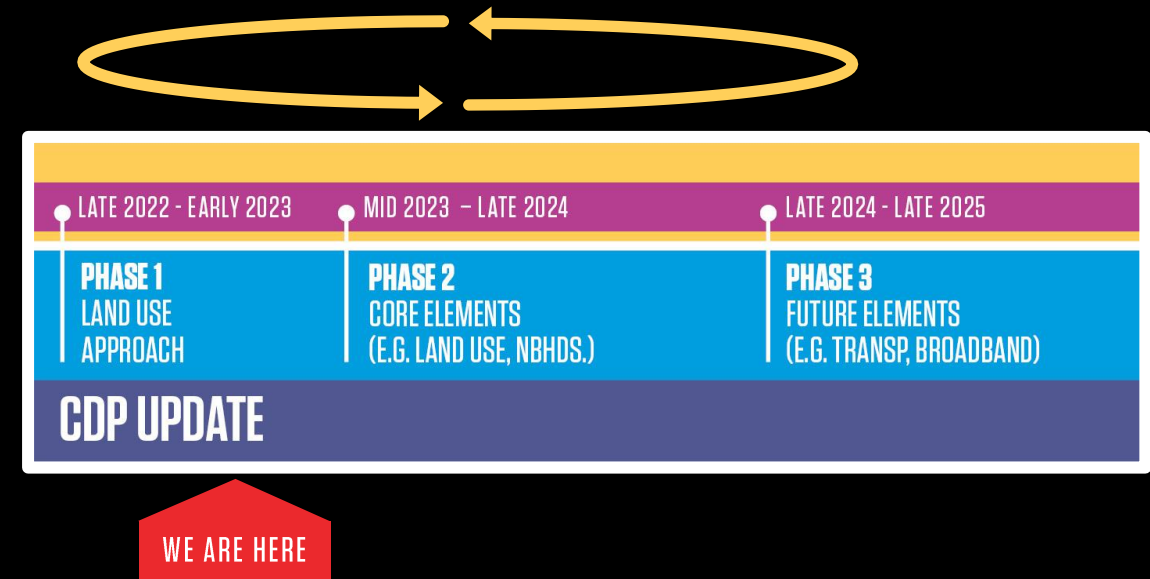


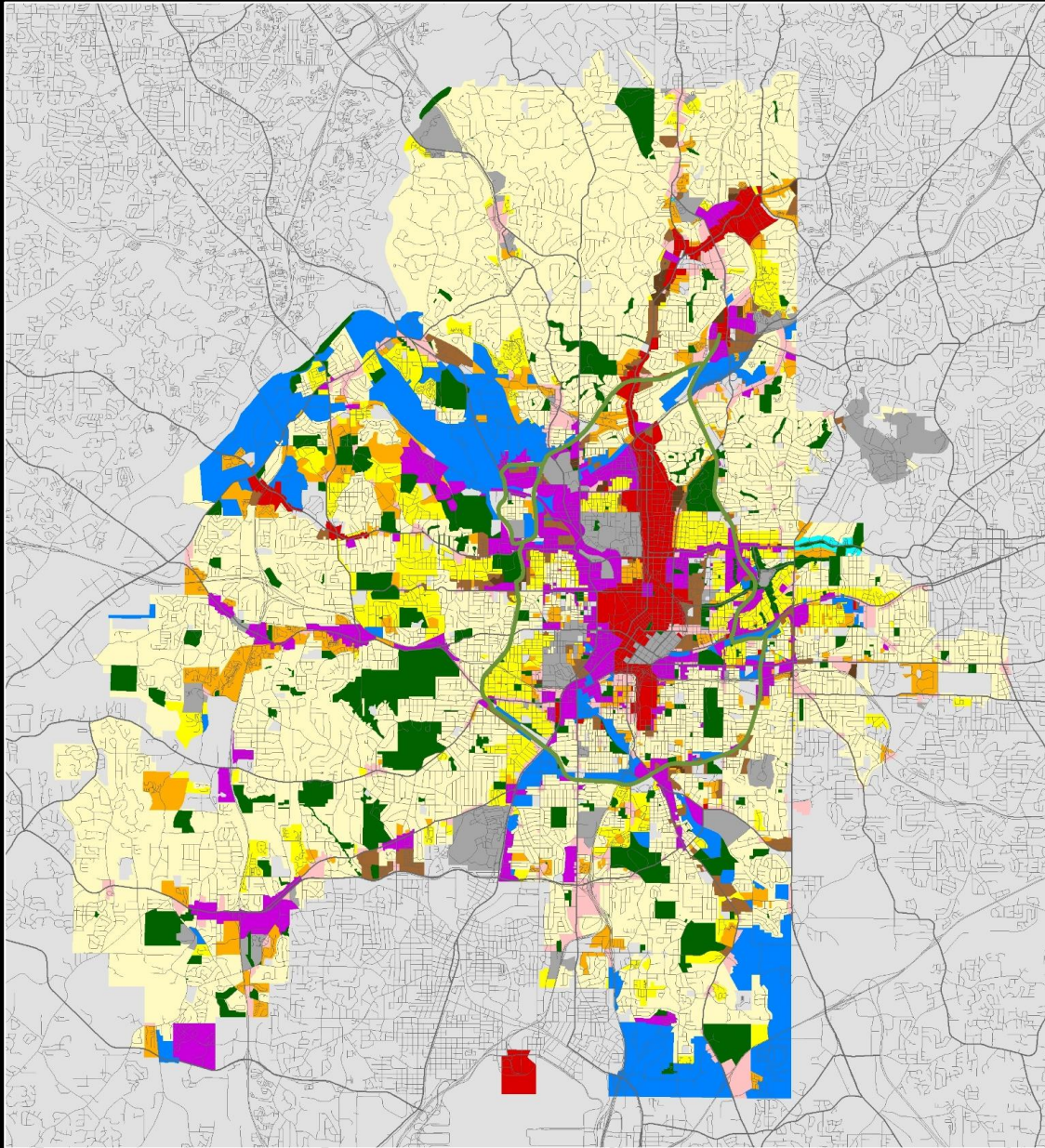
NEXT STEPS



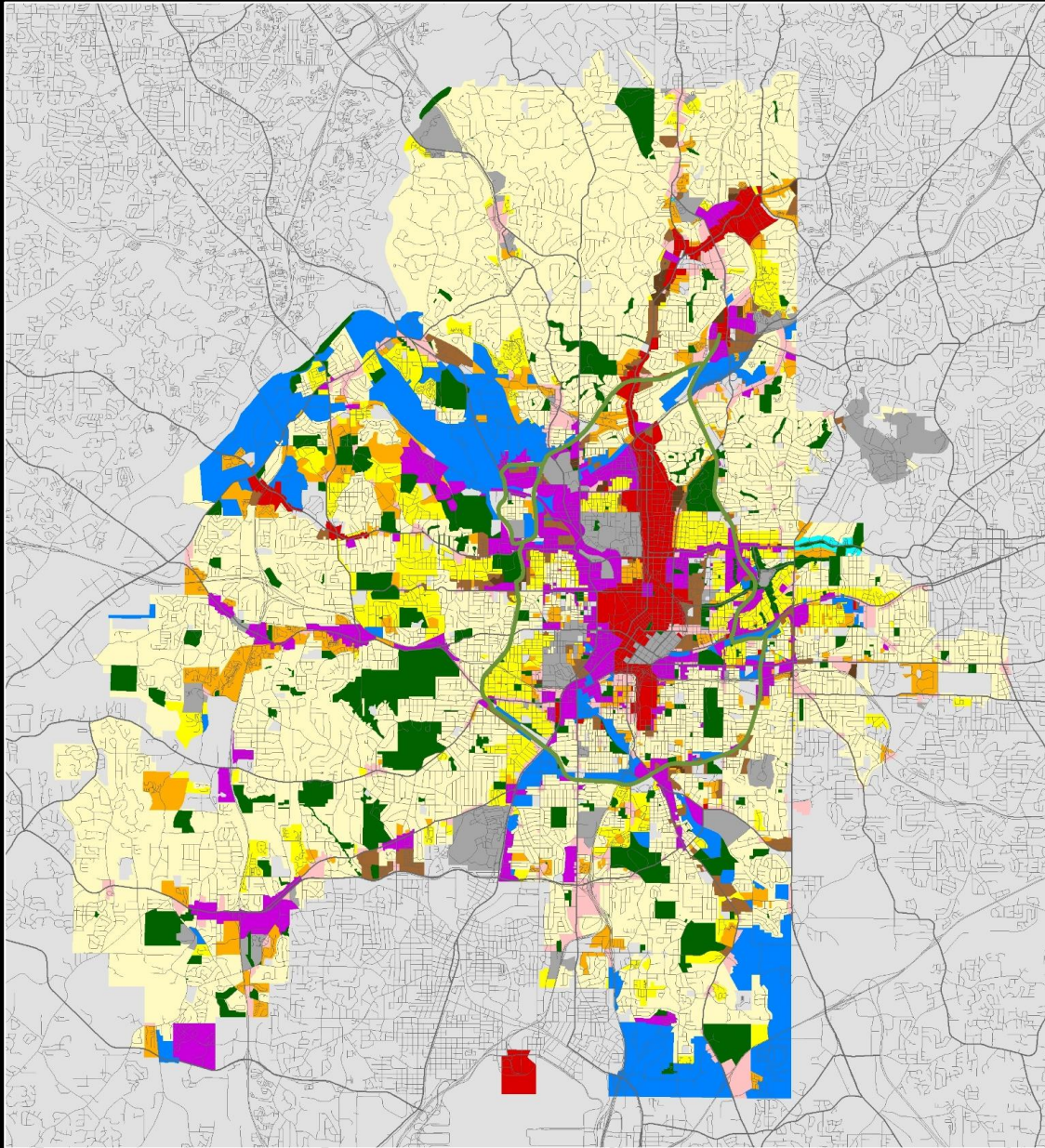
DRAFT **DISCUSSION VERSION** OF NEW ZONING ORDINANCE

BEGIN **CDP UPDATE** PUBLIC PROCESS

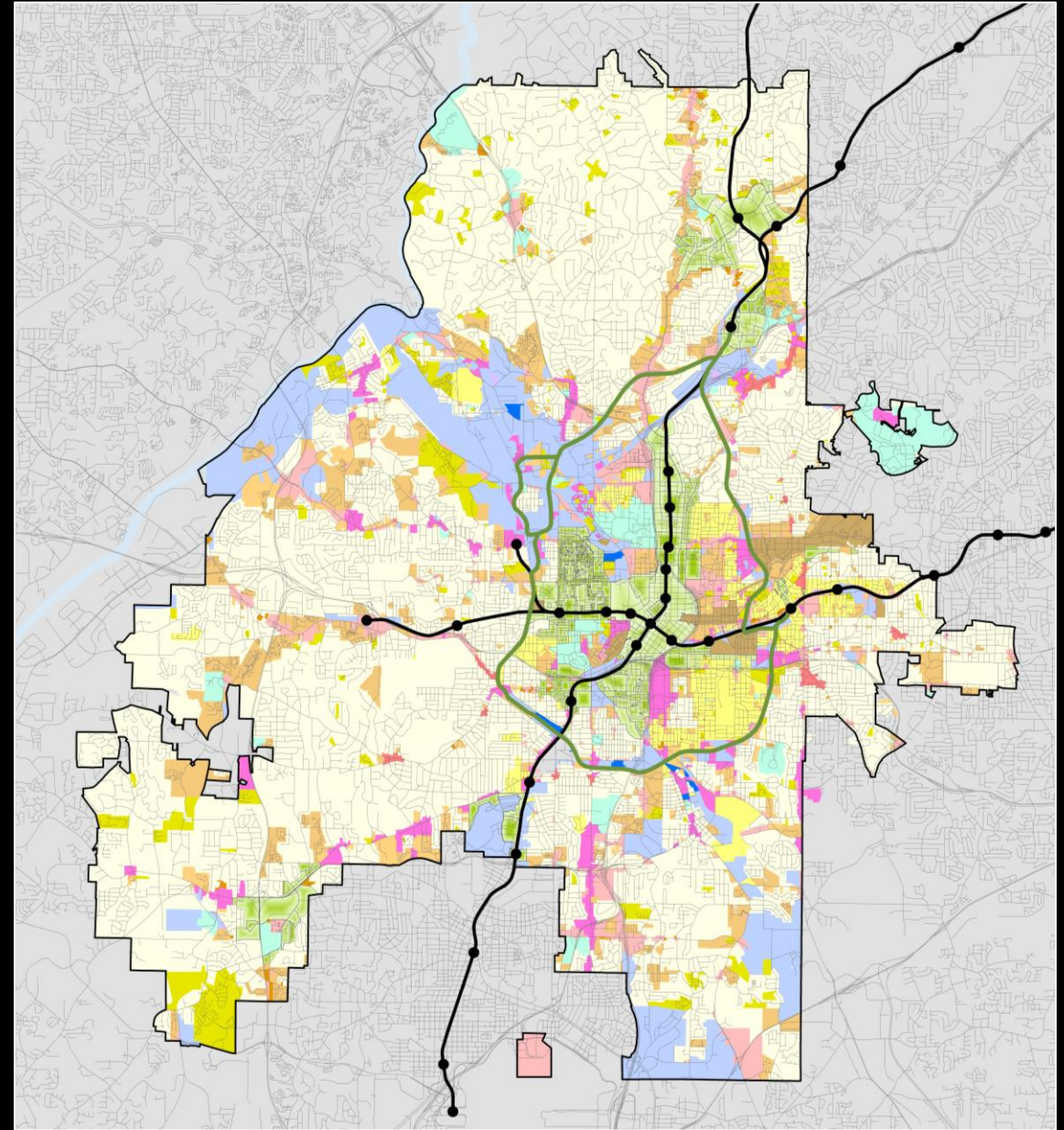




First, develop the new land use map...



First, develop the new land use map...



then update the zoning map, as needed 59

STAY IN TOUCH

WEBSITE: WWW.ATLZONING.COM

HOTLINE: 404-546-0116

E-MAIL: ATLZONING2@ATLANTAGA.GOV

WORKSHOPS ARE STREAMED ON YOUTUBE 

- Search "Atlanta Department of City Planning" for access

**PARTICIPATE
IN THE
EXERCISES**

