

The Atlanta Zoning Ordinance Rewrite



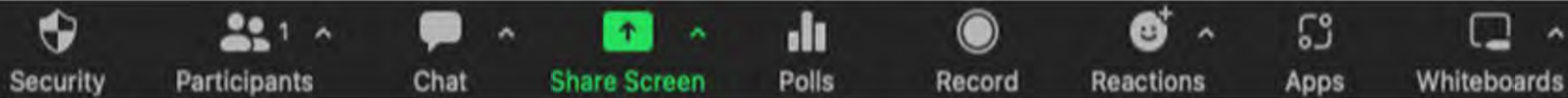
FOCUSED WORKSHOP #1

WELCOME & HOUSEKEEPING

Microphones are muted to enhance the presentation experience.

The Live Zoom Chat feature is enabled to better organize questions and comments received during the presentation.

If you joined today's meeting via YouTube or phone you can email your questions atlzoning2@AtlantaGa.Gov



November 29, 2022

DCP

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #1

CONTEXT TO OUR WORK

JAHNEE PRINCE, COMMISSIONER, DEPARTMENT OF CITY PLANNING

November 29, 2022

DCP

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #1

WELCOME AND UPDATE

KEYETTA HOLMES, DIRECTOR, OFFICE OF ZONING AND DEVELOPMENT

November 29, 2022

DCP

AGENDA

CONTEXT TO OUR WORK

WELCOME AND UPDATE

PROGRESS UPDATE

CITYWIDE ALTERNATIVES

EXERCISES

CONSULTANT TEAM

CORE TEAM

TSW
CODE STUDIO
CONTENTE CONSULTING
THE ZOECKLER FIRM, LLC
DILLARD SELLERS
UTILE
PLACEMAKERS

TECHNICAL EXPERTS

EIGHTVILLAGE
POND & CO.
SOUTHFACE
CANVAS PLANNING GROUP

FOCUSED WORKSHOPS

#1: DIAGNOSTIC/CITYWIDE

- Today; online through 12/9

#2: CITYWIDE (CONT'D)

- 1/17; online through 1/27

#3: GROWTH AREAS

- 2/28; online through 3/10

#4 CONSERVATION AREAS

- 4/13; online through 4/24



STAY IN TOUCH

WEBSITE: WWW.ATLZONING.COM

HOTLINE: 404-546-0116

E-MAIL: ATLZONING2@ATLANTAGA.GOV

MEETINGS ARE STREAMED ON YOUTUBE 

- Search "Atlanta Department of City Planning" for access

BACKGROUND

ZONING OVERVIEW

ZONING DETERMINES WHAT CAN BE
BUILT ON A LOT

ZONING IS A TOOL TO SUPPORT CITY
POLICIES AND PLANS

ATLANTA'S ZONING WAS LAST FULLY
UPDATED IN 1982

- Many incremental updates since



ZONING OVERVIEW

THE ZONING ORDINANCE

- General standards, zoning districts, procedures
- Many updates are likely

OTHER CITY CODES

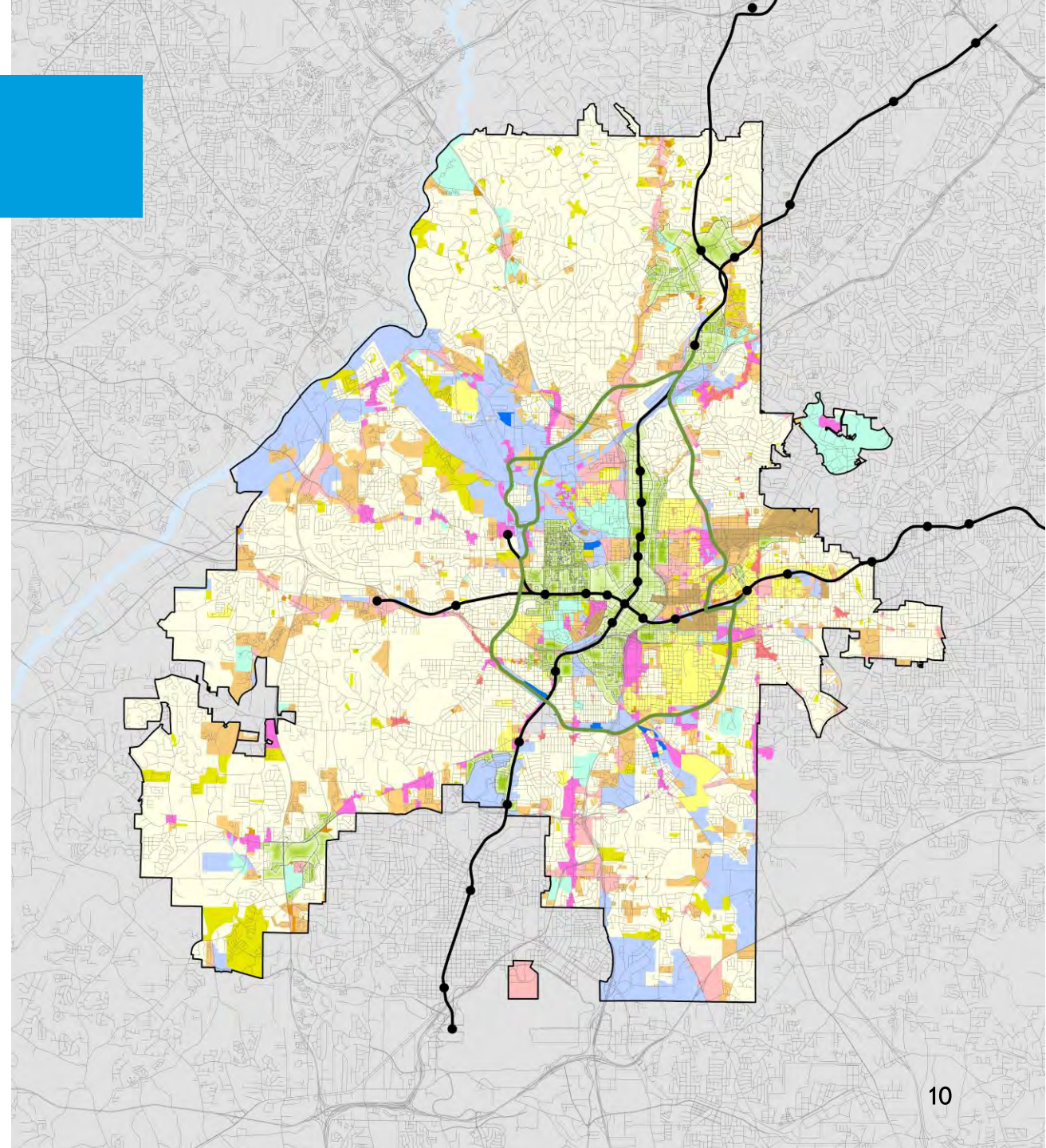
- Strategic coordination
- Tree Protection
- Stormwater
- Stream protection



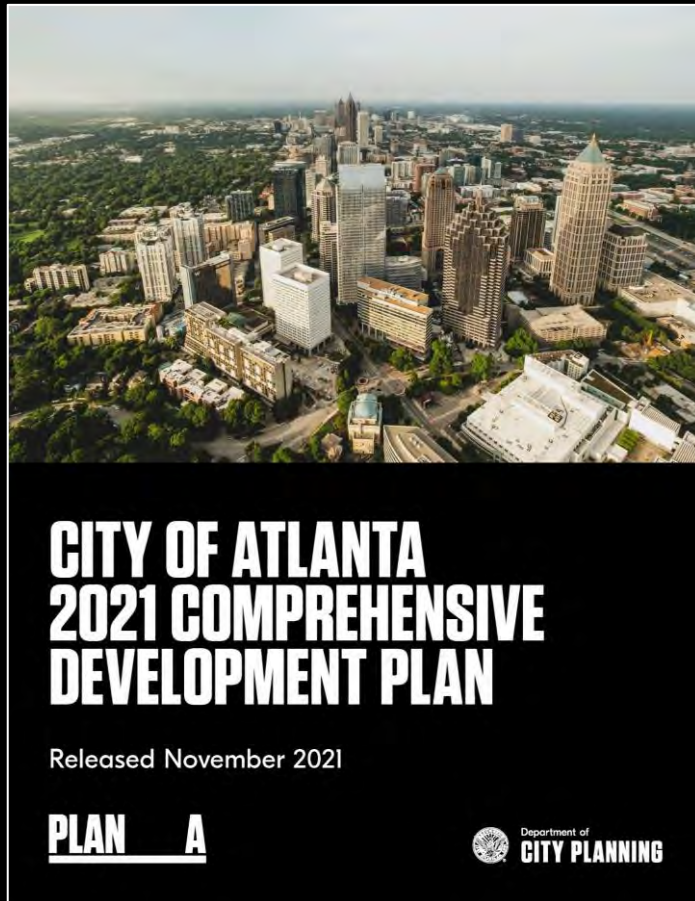
ZONING OVERVIEW

THE OFFICIAL ZONING MAP

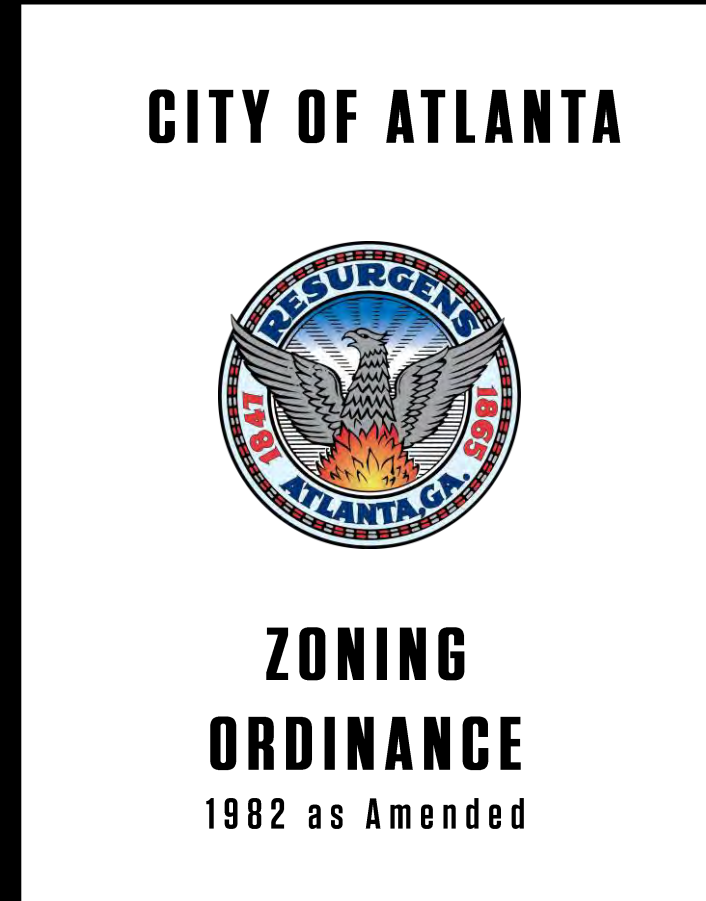
- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans, especially the CDP, should guide future changes



ZONING AND THE CDP



The Vision



Tools to Implement the Vision

ZONING AND THE CDP



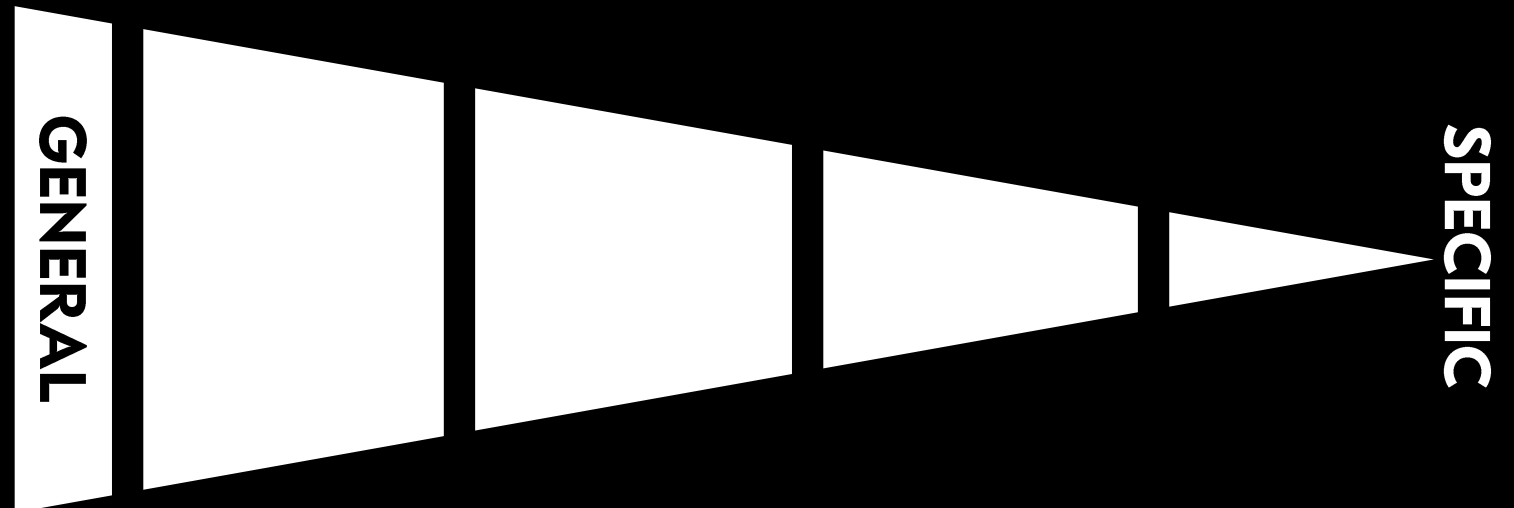
THE ZONING ORDINANCE REWRITE AND
THE CDP UPDATE **ARE BEING**
COORDINATED TO BETTER MEET
ATLANTA'S NEEDS



IT TAKES TIME



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

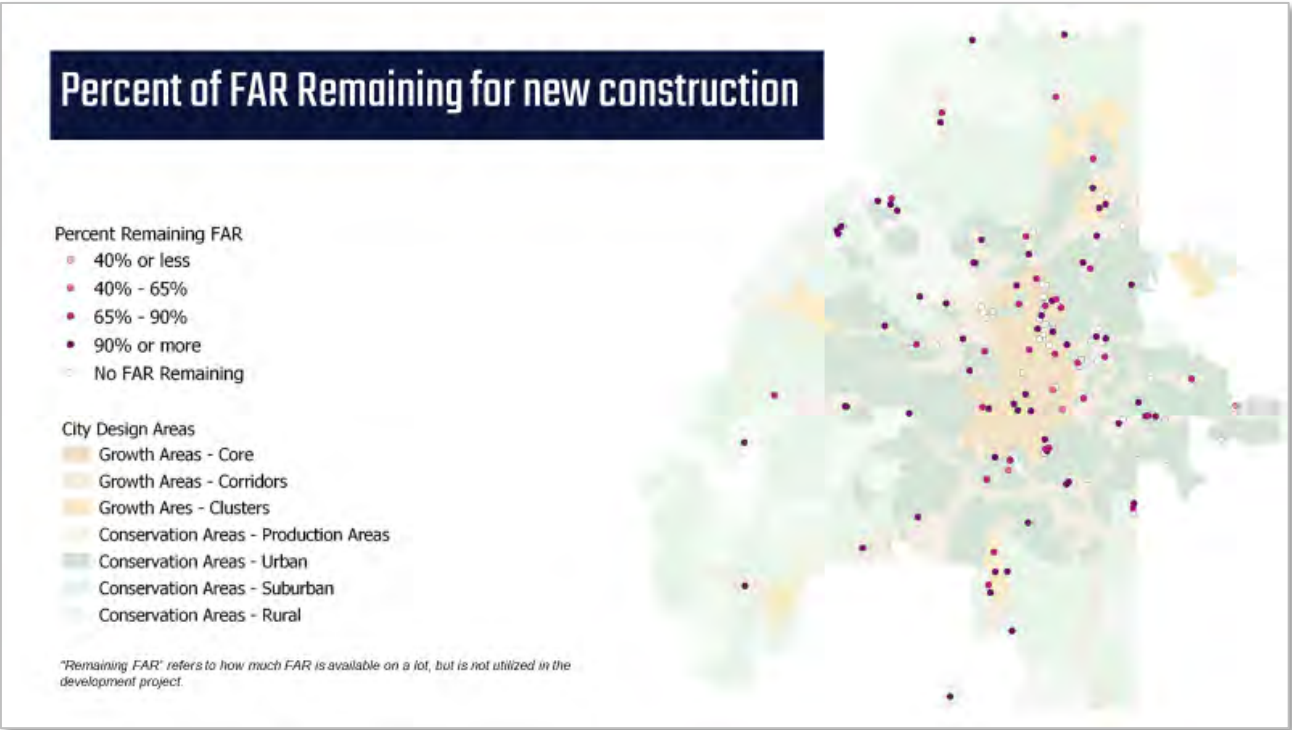


PROGRESS UPDATE

VISIT OUR WEBSITE FOR A DETAILED UPDATE TO ZONING COMMITTEE ON 8/22

TECHNICAL ANALYSIS

FLOOR AREA RATIO, USES, SPECIAL ADMINISTRATIVE PERMITS



P = Permitted Use SUP = Allowed by Special Use Permit SAP = Allowed by Special Administrative Permit SE = Allowed by Special Exception X = Specifically prohibited —

	R-1	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-4B	Ful R-3	R-5
GENERAL SAP REQUIRED (Yes or No)	R-1	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-4B	Ful R-3	R-5
Other SAPs	R-1	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-4B	Ful R-3	R-5
USE SAPs	R-1	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-4B	Ful R-3	R-5
HOUSEHOLD LIVING											
Duplex dwellings	—	—	—	—	—	—	—	—	—	—	—
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	—	P
Single-family dwelling	—	—	—	—	—	—	—	—	—	P	P
Single-family detached dwelling (no street frontage)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	—	SUP
Single-family attached dwellings (zero-lot-line development)	—	—	—	—	—	—	—	—	—	—	—
Two-family dwellings	—	—	—	—	—	—	—	—	—	—	P
Multi-family dwellings	—	—	—	—	—	—	—	—	—	—	—
Semidetached dwellings	—	—	—	—	—	—	—	—	—	—	—
Attached dwellings	—	—	—	—	—	—	—	—	—	—	—
Party house	X	X	X	X	X	X	X	X	X	—	X
Short-term rentals	P	P	P	P	P	P	P	P	P	—	P
Zero-lot-line	—	—	—	—	—	—	—	—	—	—	—
Zero-lot-line development	—	—	—	—	—	—	—	—	—	—	—

Private Schools	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar	trade schools, business colleges and similar
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06. UPDATED LEGAL REVIEW



**Technical Approach
and Zoning Diagnostic
Updates**



Department of
CITY PLANNING

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**Technical Approach
and Zoning Diagnostic
Updates**



Department of
CITY PLANNING

ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES **NOT FULLY** **SUPPORT** ACD'S CORE VALUES

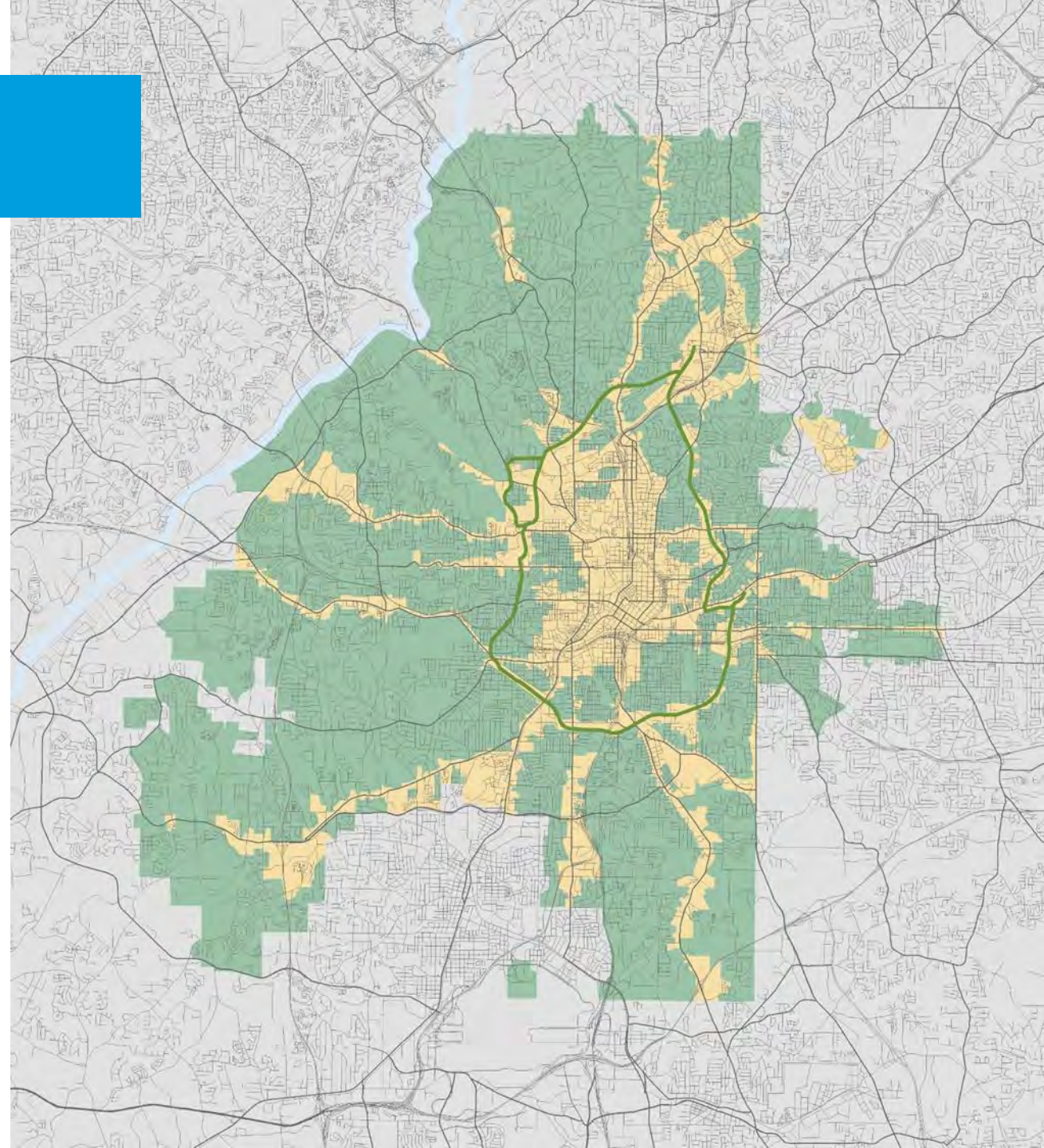
- Equity
- Progress
- Ambition
- Access
- Nature



ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES NOT
REFLECT THE **PHYSICAL**
FRAMEWORK OF THE ACD

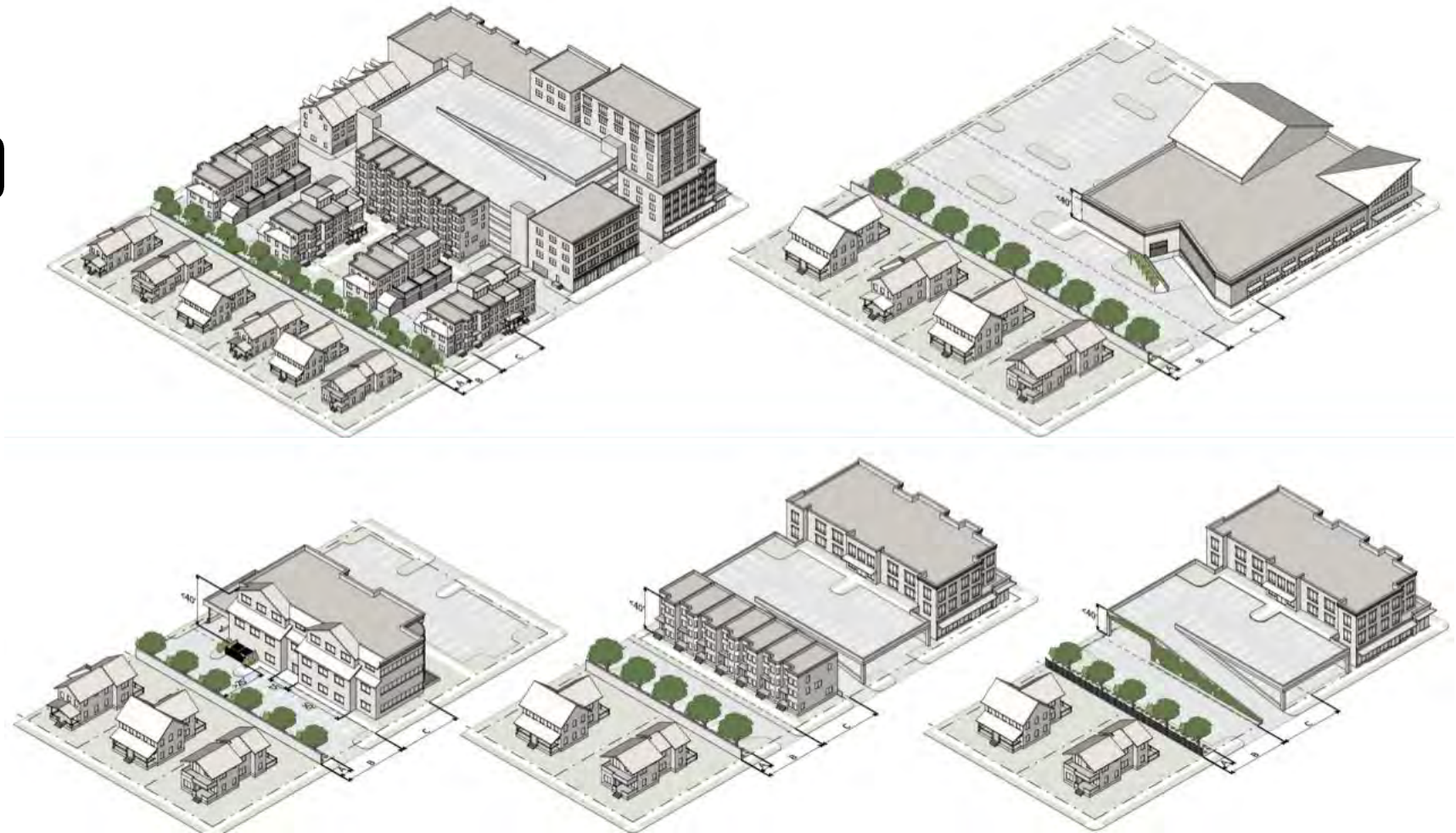
- **Growth Areas**
- **Conservation Areas**



TESTING METHODS

VISUALIZING HOW ALTERNATIVES WOULD AFFECT REAL SITES

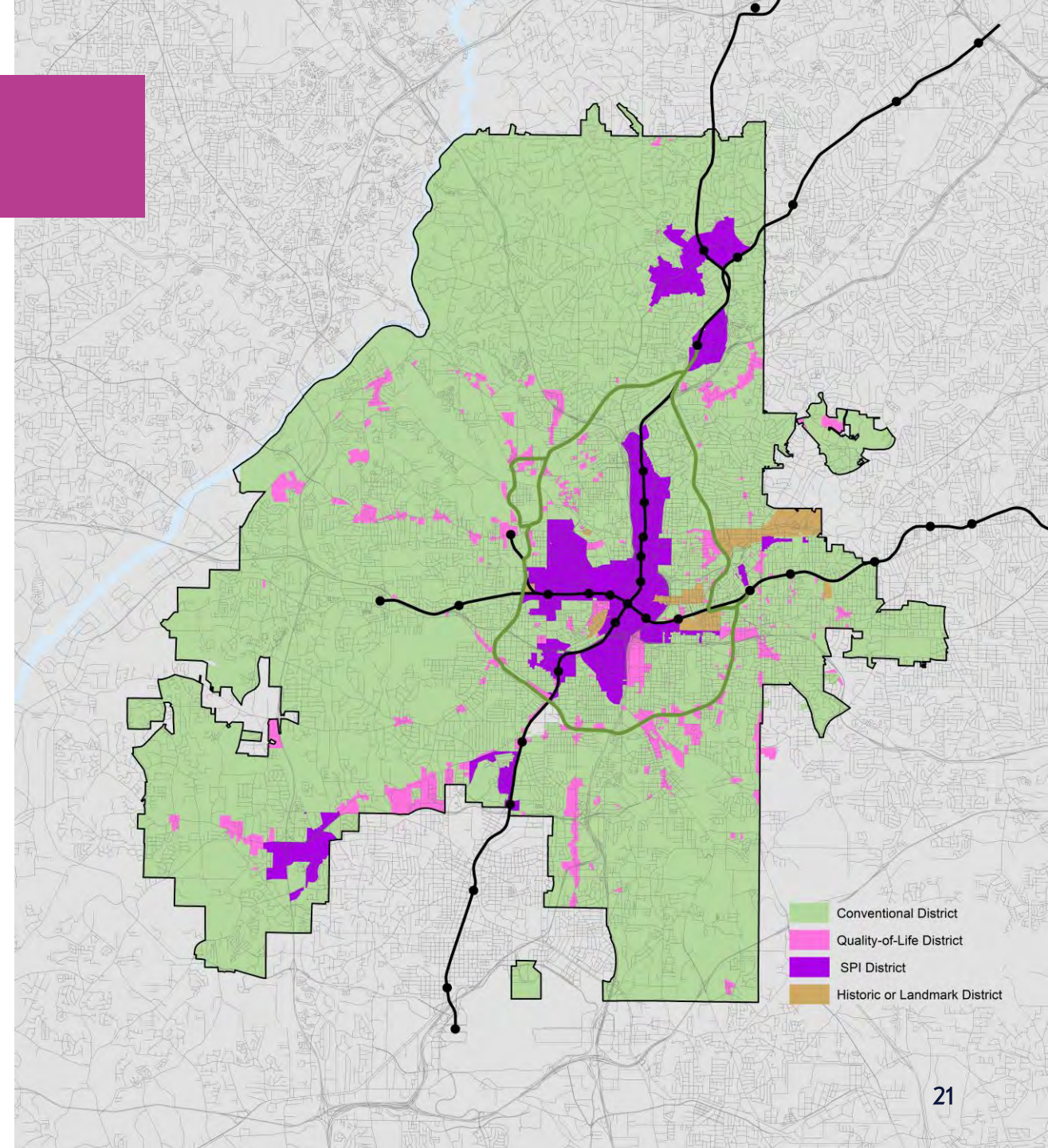
- Growth Areas
(Workshop #3)
- Conservation Areas
(Workshop #4)



TESTING METHODS

PLEASE NOMINATE DIVERSE SITES

- Current zoning
- Size
- Shape
- Topography and natural features
- Existing buildings on the site
- Transportation access
- Transitions between higher and lower intensities
- Geography
- Applicability to the standard being tested.



RECOMMENDED APPROACH

BUILDS ON 2017 DIAGNOSTIC

- Updated recommendations
- New recommendations
- Deleted recommendations are highlighted

OVER 130 UNIQUE TOPICS

- Grouped by theme

PLEASE REVIEW THE DIAGNOSTIC
AND SHARE YOUR COMMENTS

1.13. Differentiated Design (updated).

Explore creating different degrees of design standards. This could include minimal regulations that apply citywide and enhanced ones that apply in some places, especially pedestrian-oriented, dense, urban, compact, and/or historic areas.

1.14. Graphics.

Design standards should include graphics that are embedded within the regulations to better communicate their intent

1.15. Building Types (deleted).

Building types are no longer recommended due to their complexity to use and administer. See 1.A. above for the recommended approach.

1.16. Style Neutral (updated).

Avoid regulating architectural styles in the standards. Instead, focus on desired form standards that apply to all styles. Areas that need specific style regulation should continue to pursue designation under the City's Historic Preservation Ordinance.

1.17. Supplemental Zones.

Consider replacing this term with "front yard" and standardize where it is measured from, to ensure consistency throughout the code.

Natural Systems

1.19. Natural Systems (updated).

Leverage the Atlanta City Design to envision ways to better preserve Atlanta's natural systems and reflect this emerging strategy in the new Zoning Ordinance to the greatest extent possible. Explore wildlife corridor standards/overlays, waterway standards/overlays, and urban forest standards

overlay, especially in Rural and Suburban Neighborhood Conservation Areas.

1.H. Renewable Energy and Stormwater Best Practices (new).

Ensure that zoning standards support the voluntary installation of renewable energy devices, stormwater management, and related sustainability best practices, with consideration given to context.

1.I. Solar Access Regulations (new).

Explore creating solar access requirements in districts where City policy, development patterns, and legal considerations are conducive to active and passive solar energy.

Open Space

1.20. LUI Table Open Space (updated).

Eliminate the LUI Table. Instead, provide specific open space requirements for most lots, except R1 through R5 (or equivalent) and industrial ones. Explore tying open space to lot size or the "either/or" approach currently used in several SPI districts. Explore using bonuses to encourage certain types of open space. See 1.10 above.

1.21. Consolidated Approach (updated).

Combine public space and usable open space standards into a single new requirement that applies to most sites, regardless of use. Consider lowering the amount of open space required on a site below what is required by the LUI Table or Public Space Requirements but improve the quality of the open space that is required by ensuring that it is usable in terms of size, amenities, access, grade, and relationship to adjacent buildings.

UPDATE

QUESTIONS AND ANSWERS

10 MINUTES

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #1

CITYWIDE ALTERNATIVES PT 1

CALEB RACICOT, CONSULTANT PROJECT MANAGER, TSW

CHRISTY DODSON, CODE STUDIO

November 29, 2022

DCP

ALTERNATIVE OVERVIEW

MAJOR POLICY DECISIONS

- Informed by Technical Approach and Diagnostic Updates
- Review the Technical Approach and Diagnostic Updates for more details

THEMES

- Problem(s)
- Alternative solutions



ALTERNATIVE OVERVIEW

REMINDER

- Current needs
- Future needs
- City plans, especially the CDP
- Trade-offs
- Intentional conflicting alternatives
- We're still early in the process

ZONING OVERVIEW

ZONING DETERMINES WHAT CAN BE BUILT IN ATLANTA

ZONING IS A TOOL TO SUPPORT CITY POLICIES AND PLANS

ATLANTA'S ZONING WAS LAST FULLY UPDATED IN 1982

- Many incremental updates have occurred since

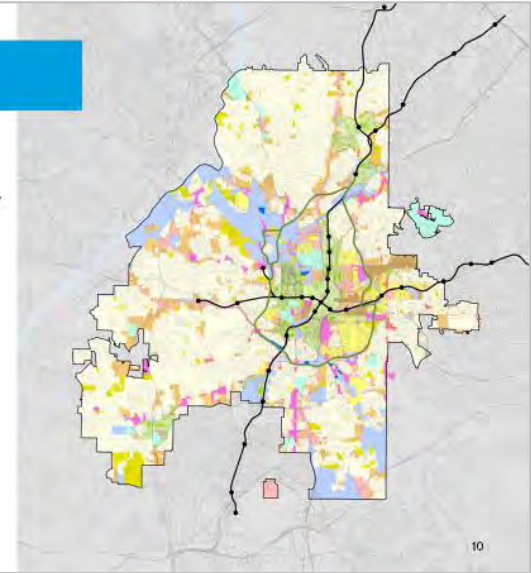


5

ZONING OVERVIEW

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, can guide future changes



10

THEME A: CODE STRUCTURE

THE PROBLEMS

THE ZONING ORDINANCE DOESN'T
ALWAYS RESULT IN DEVELOPMENT
THAT THE CITY AND NEIGHBORHOODS
WANT, ESPECIALLY IN PRE-WORLD
WAR 2 NEIGHBORHOODS



ALTERNATIVE (RECOMMENDATION)

ZONE STRINGS

- Avoids “one-size-fits all” districts
- Can reflect unique patterns
- Eliminates the need for “custom” zoning districts
- Offers flexibility



A NEW APPROACH TO DISTRICTS

First, **context** is explored and defined during **planning** processes.

CONTEXT

Existing and desired development patterns

- + Street, alley and block patterns
- + Building placement and height
- + Diversity, distribution and intensity of land uses
- + Mobility options

DEVELOPMENT PATTERN

Next, **zoning tools** can be built in response to the various contexts.

FORM



FRONTAGE



SITE



USE

BUILT ENVIRONMENT

ACTIVITY

A NEW APPROACH TO DISTRICTS

R-5

TWO-FAMILY RESIDENTIAL



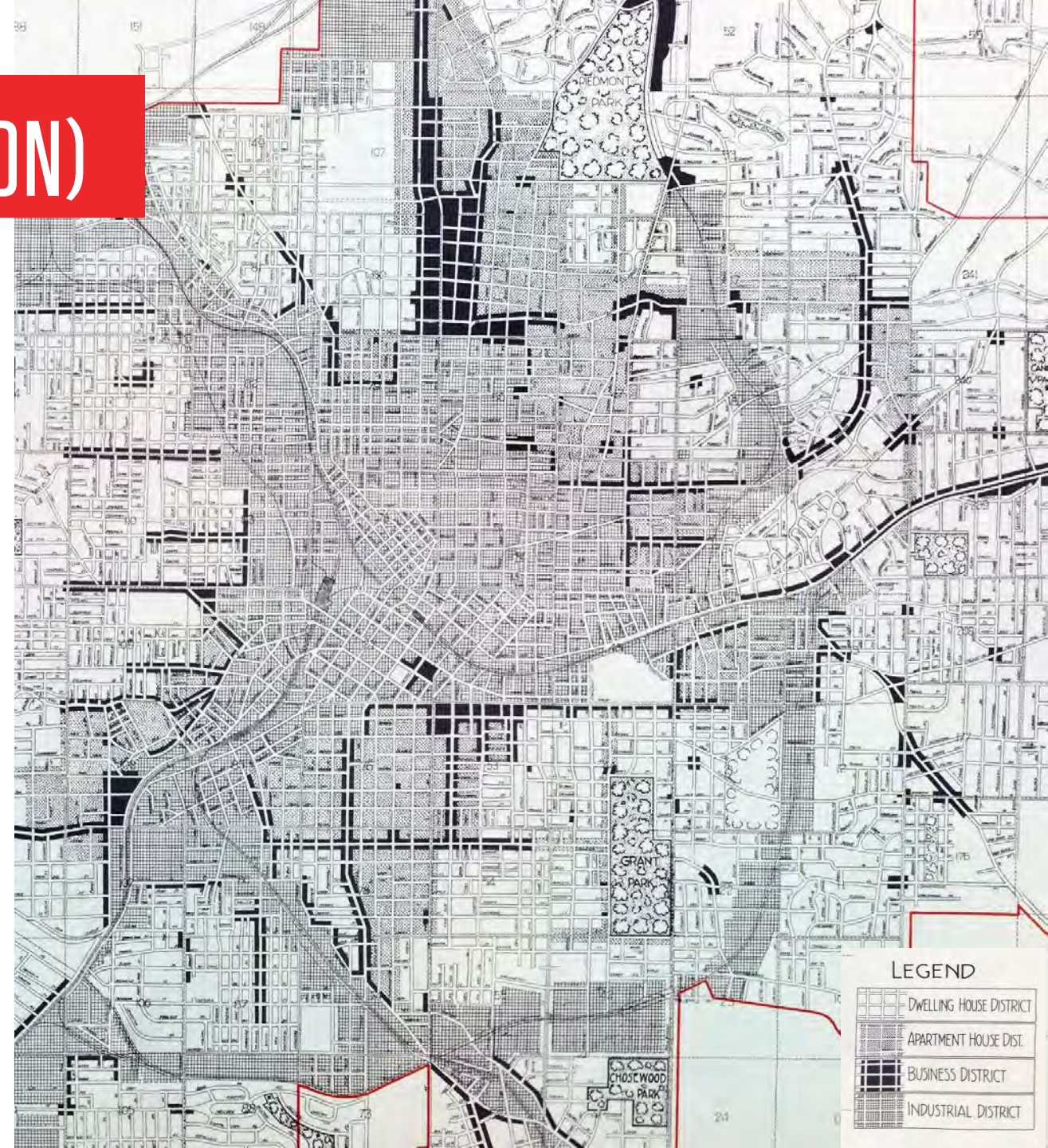
THEME A: CODE STRUCTURE

ALTERNATIVE (RECOMMENDATION)

1929 ZONING ORDINANCE

- 3 Height Districts (H1, H2, H3); and
- 4 Use Districts (U1, U2, U3, U4);
- 5 Area Districts (A1, A2, A3, A4, A5)

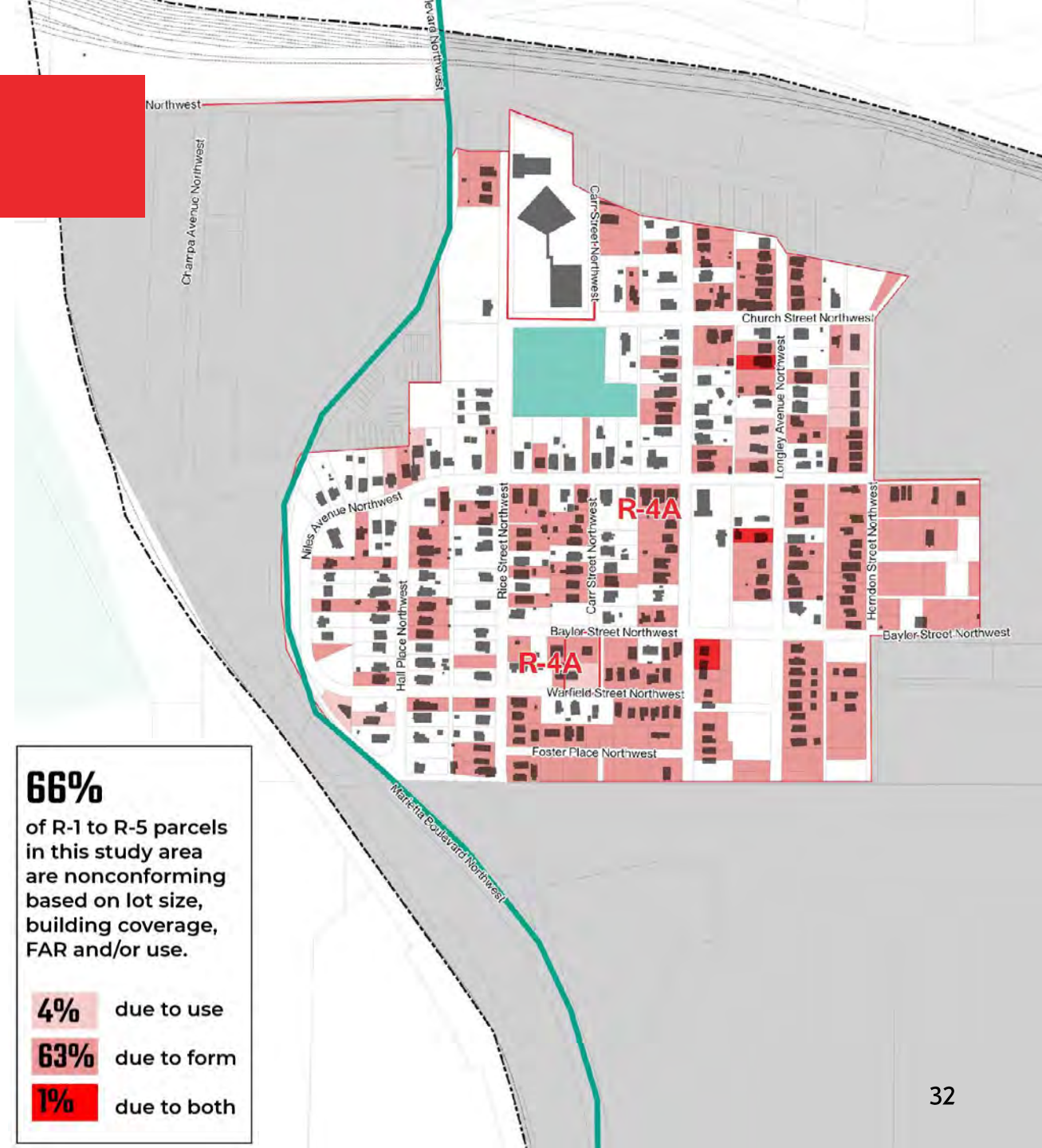
60 POSSIBLE “ZONING DISTRICTS”



THEME B: EXISTING PATTERNS

THE PROBLEM

THE ZONING ORDINANCE DOES A
POOR JOB REFLECTING THE EXISTING
PATTERNS OF MANY
NEIGHBORHOODS



ALTERNATIVES

STANDARDS THAT REFLECT EXISTING FORM PATTERNS, WHERE APPROPRIATE (FOR FUTURE APPLICATION)

- Setbacks
- Lot size
- "Sliding scale"

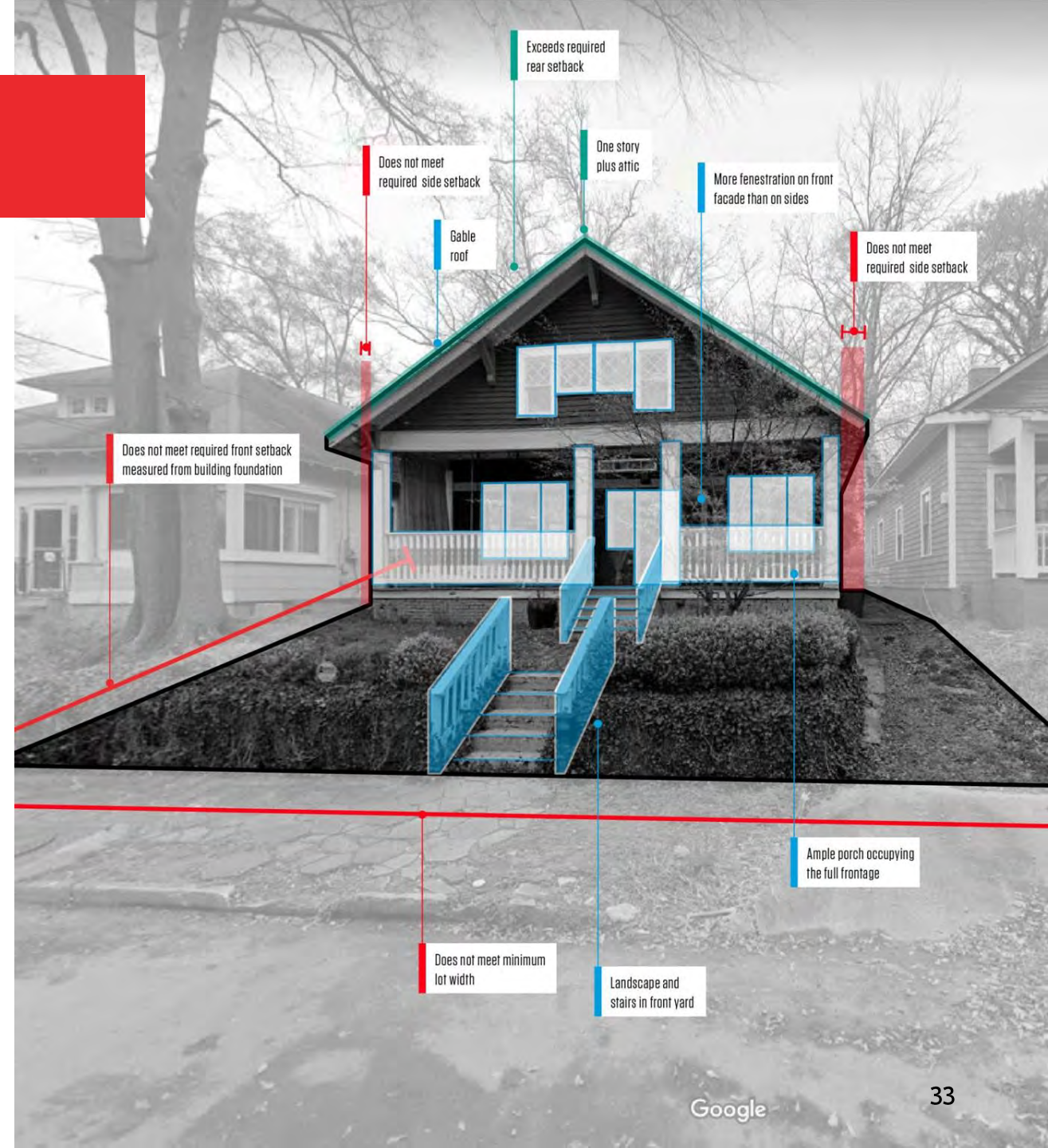


Table 3: Poncey Highland Subarea 1, 2, and 6 Lot Coverage Table

Lots of record in the indicated Subareas 1, 2, and 6 are subject to the following maximum lot coverages.

Lot of Record Size	Subarea 1	Subarea 2	Subarea 6
4,499 sf or smaller	70% max.	80% max.	70% max.
4,500 sf to 4,999 sf	68% max.	78% max.	68% max.
5,000 sf to 5,999 sf	66% max.	76% max.	66% max.
5,500 sf 6,000 sf	64% max.	74% max.	64% max.
6,000 sf to 5,999 SF	62% max.	72% max.	62% max.
6,500 sf to 6,749 SF	60% max	70% max	60% max
7,000 sf to 7,499 sf	58% max.	68% max.	58% max.
7,500 sf to 7,999 sf	56% max.	66% max.	56% max.
8,000 sf to 8,499 sf	54 % max.	64% max.	55% max.
8,500 sf to 8,999 sf	52% max.	62% max.	55% max.
9,000 sf or larger	50% max.	60% max.	55% max.

THEME B: EXISTING PATTERNS

ALTERNATIVES

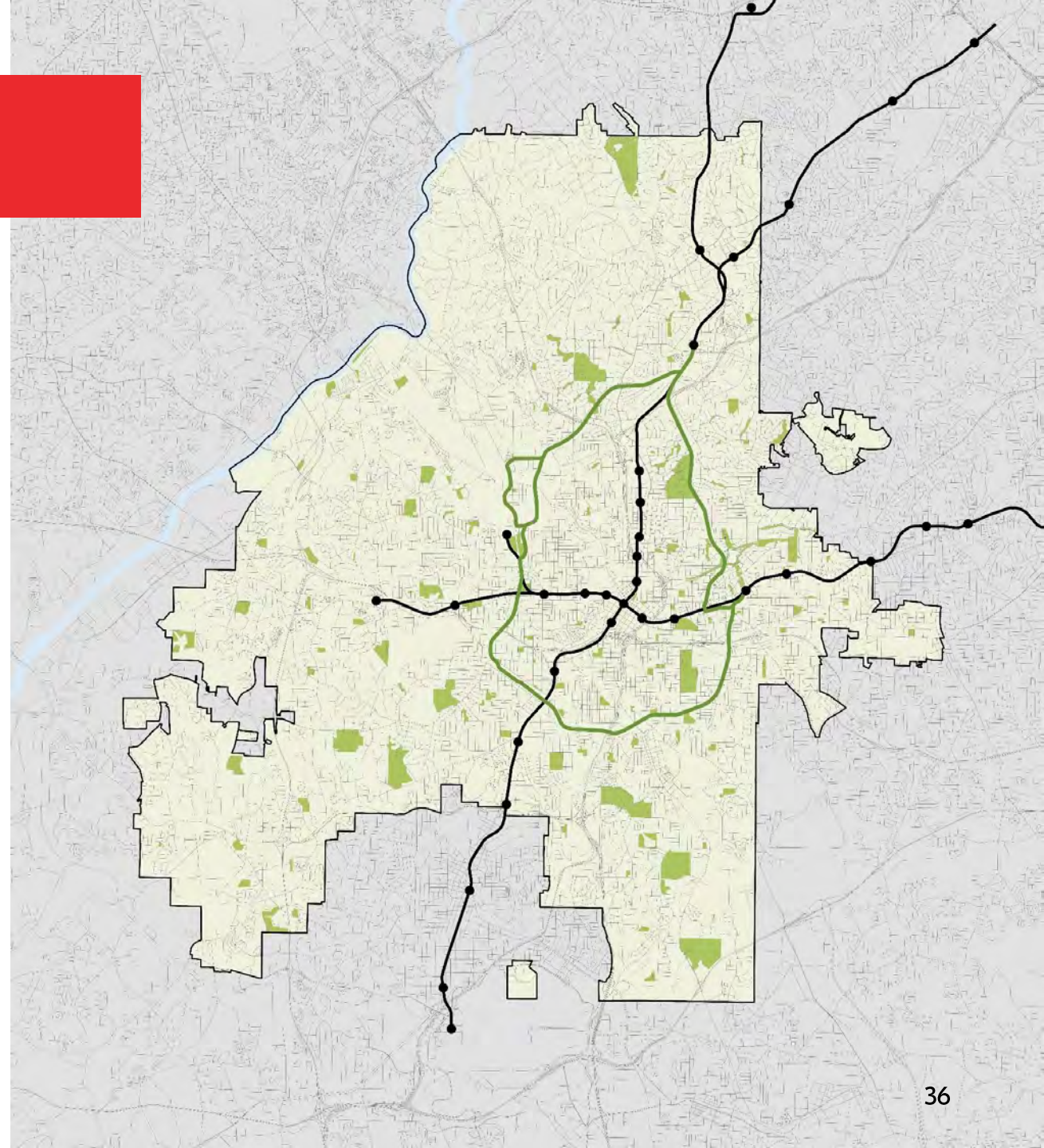
STANDARDS THAT REFLECT
EXISTING **USE PATTERNS**, WHERE
APPROPRIATE (FOR FUTURE
APPLICATION)



ALTERNATIVES

PILOT AREAS?

- Should implement the CDP, area plans, or other public policies



THE PROBLEM

THE ZONING ALLOWS DEVELOPMENT
TO **INTERACT WITH THE STREET** IN A
WAY THAT IS INCOMPATIBLE WITH:

- Existing character, where appropriate; and/or
- The future vision, where appropriate



THEME C: FRONTAGES

ALTERNATIVE

USE OF FRONTAGES

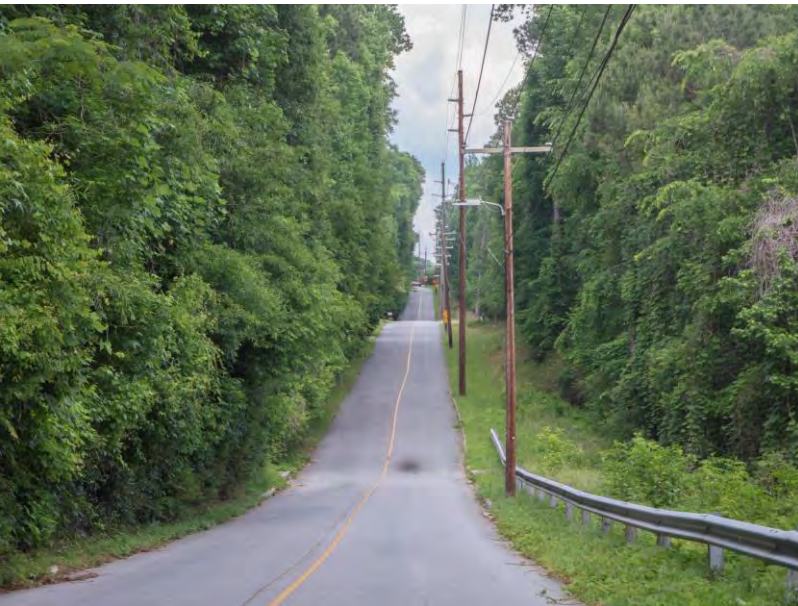
- Continued use of frontages



ALTERNATIVE

CONTEXT-BASED STANDARDS

- Different standards/flexibility based on context



ALTERNATIVE

ADDITIONAL STANDARDS

- Architectural style
- Building width
- Exterior wall materials
- Front setback compatibility
- Height compatibility
- Porch and stoop compatibility (this is already a required in R4, R5)
- Roof form compatibility
- Other (write in)



THEME D: PARKING DECK FORM

THE PROBLEM

**NEWER PARKING DECKS IN GROWTH
AREAS** OFTEN ONLY MEET THE
MINIMUM SCREENING AND ACTIVE
GROUND FLOOR USE STANDARDS



THEME D: PARKING DECK FORM

ALTERNATIVES

ACTIVE GROUND FLOOR USES

- Required in most area today

ACTIVE UPPER STORY USES

- Partially required in Downtown today

ADAPTABLE PARKING

BURIED PARKING

CONTEXT-BASED SCREENING



THEME E: FLOOR AREA RATIO (FAR)

THE PROBLEMS

THE CURRENT USE OF FLOOR AREA
RATIO (FAR) HAS MANY PROBLEMS:



FLOOR AREA RATIO (FAR)

FLOOR AREA ÷ LOT AREA

**A GOOD INDICATOR OF HOW MUCH
“STUFF” CAN FIT ON A LOT**

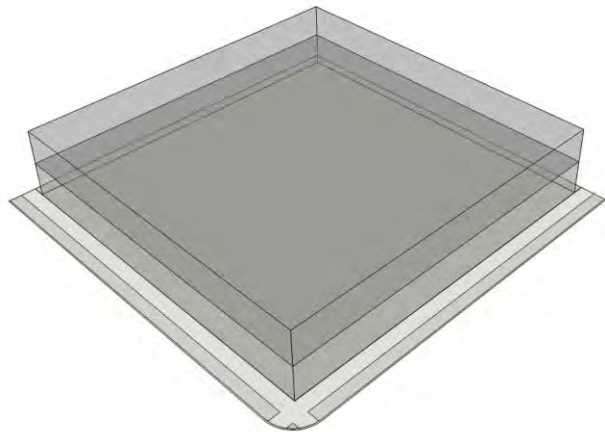
A BAD INDICATOR OF FORM



FAR OF 2.0

WITH 100% LOT COVERAGE

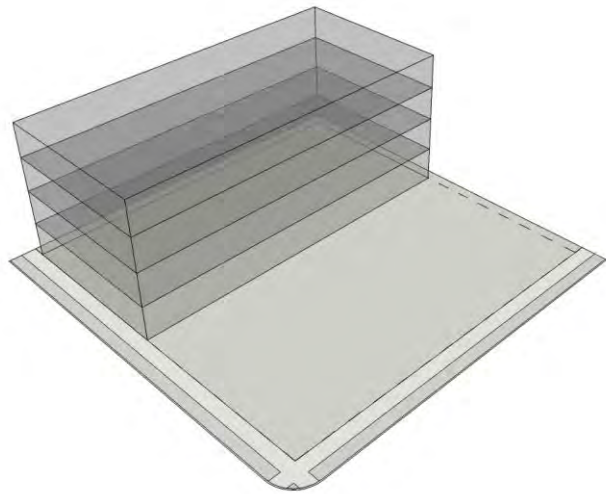
- 2 stories



FAR OF 2.0

WITH 50% LOT COVERAGE

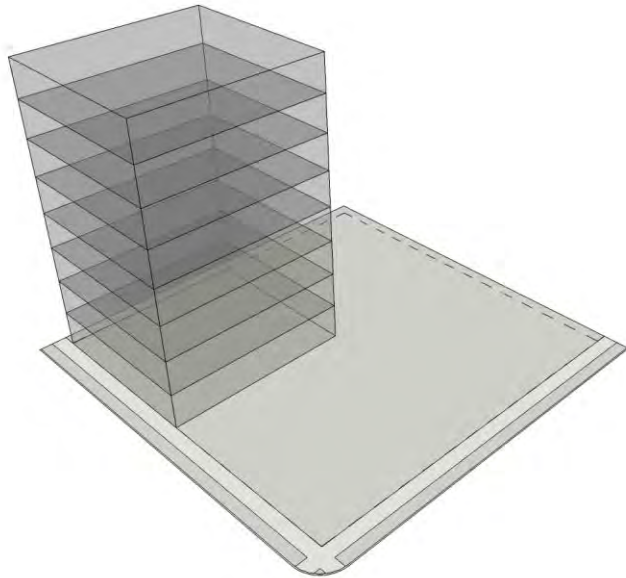
- 4 stories



FAR OF 2.0

WITH 25% LOT COVERAGE

- 8 stories

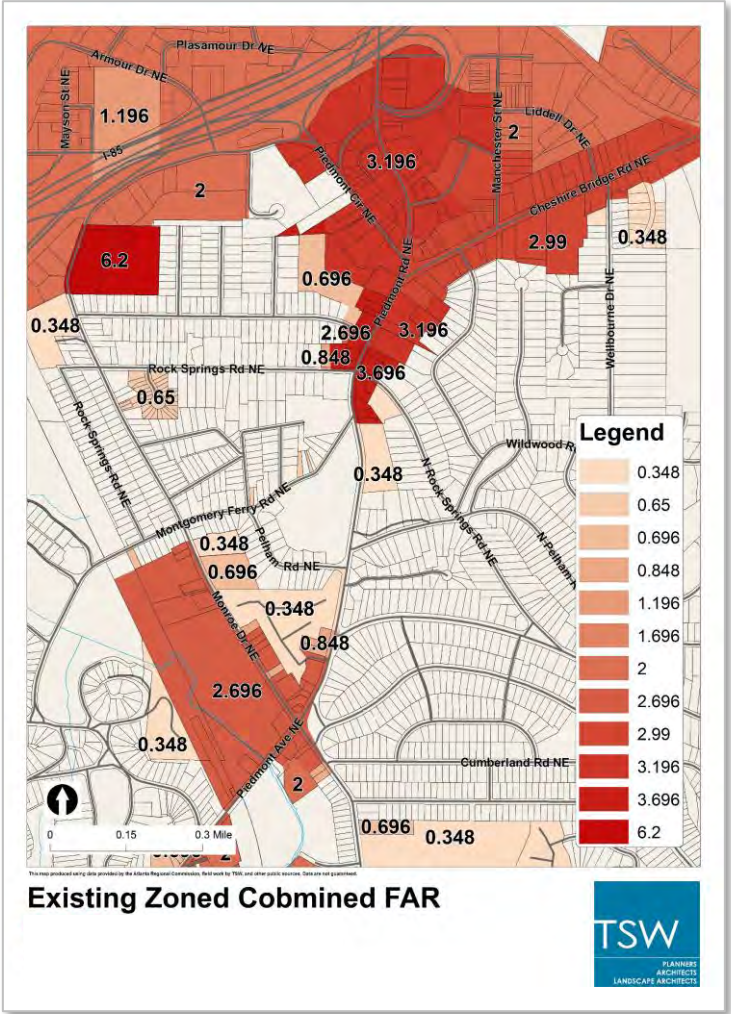
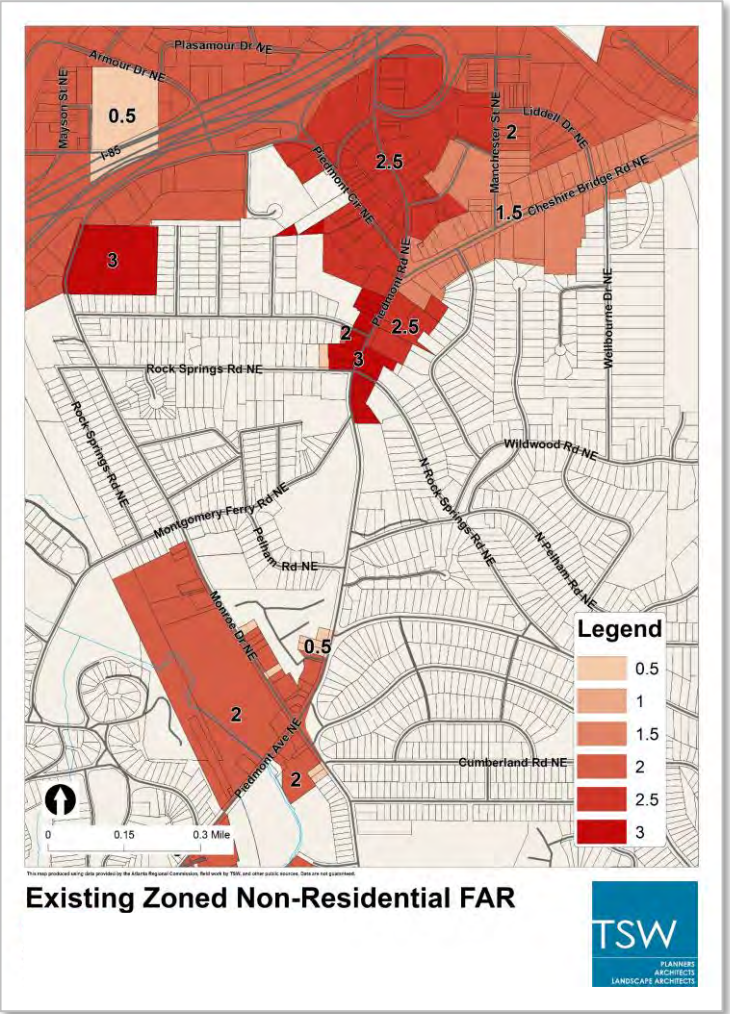
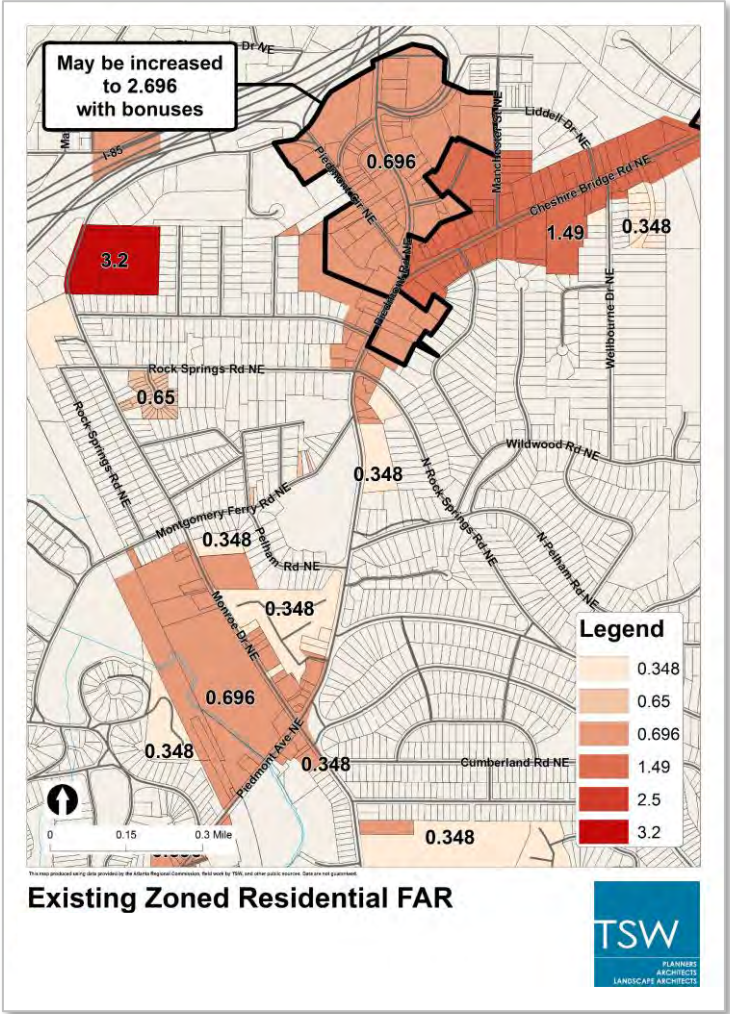


THE PROBLEMS

- The residential/nonresidential distinction:
 - Makes it hard for building to change use over time; and
 - Often “over-zones” Corridors

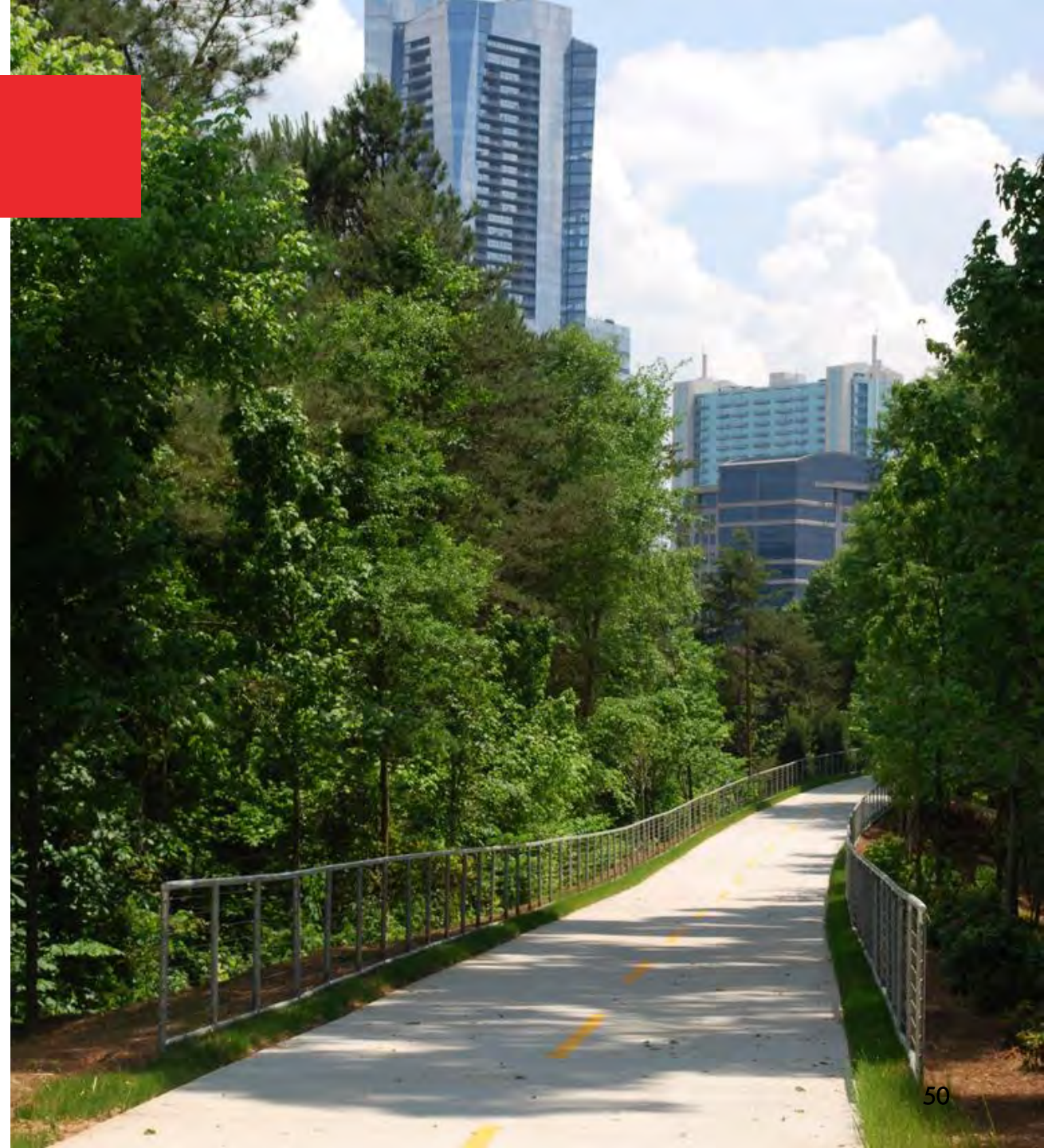


SAMPLE CORRIDOR

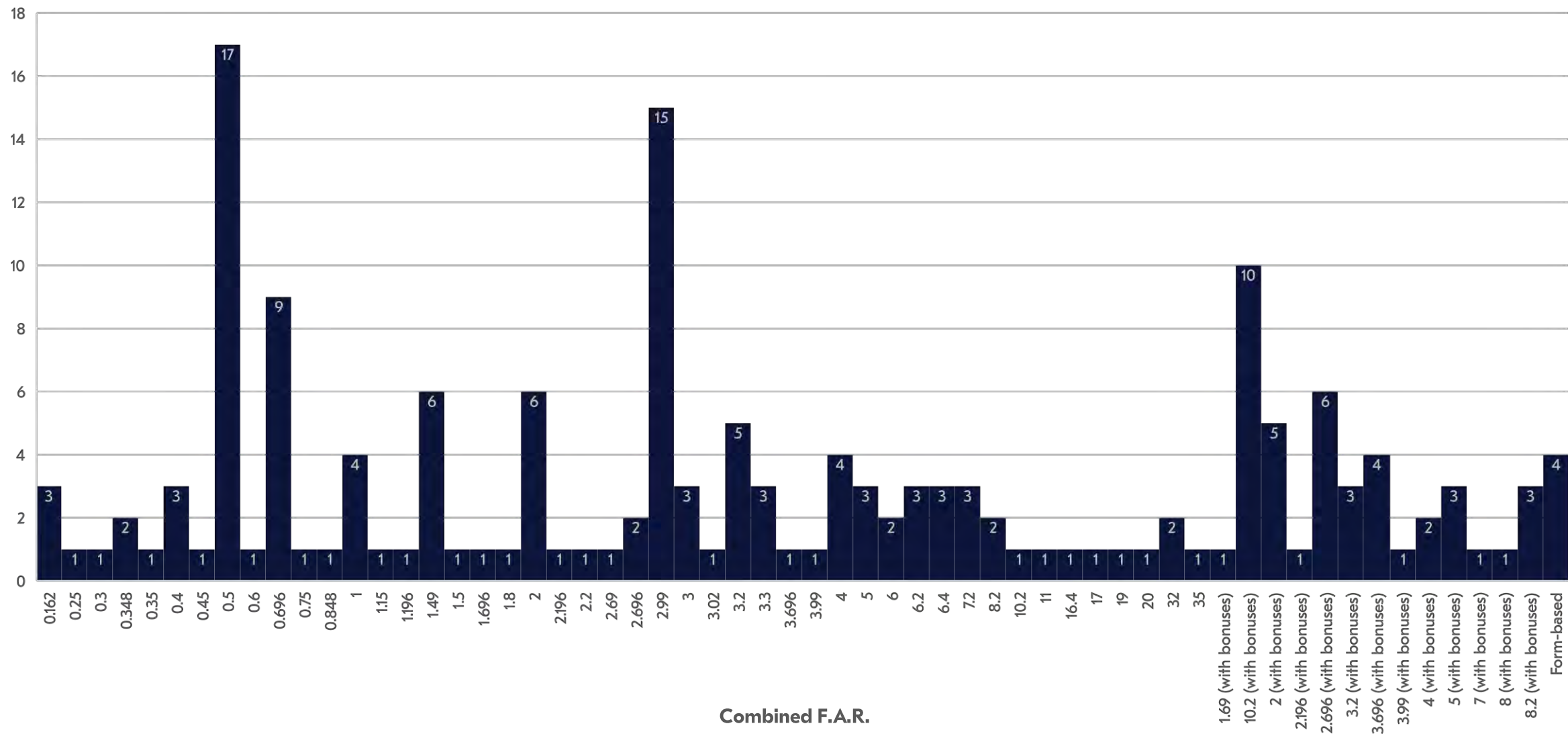


THE PROBLEMS

- Permitted FARs in multifamily, commercial, and mixed-use districts are often arbitrarily precise and do not reflect any actual impact



EXISTING FAR RATIOS BY DISTRICT



THEME E: FLOOR AREA RATIO (FAR)

THE PROBLEMS

- Parking decks are excluded, but can be as large as the “floor area” they serve



THE PROBLEMS

- What counts as floor area in R1-R5 districts varies:
 - Accessory dwelling units
 - Garages (attached vs. detached)
 - Porches



THEME E: FLOOR AREA RATIO (FAR)

ALTERNATIVE

FAR REFORM

- Review each district's maximum FAR and consolidate, when possible



ALTERNATIVE

MIXED-USE FAR

- Eliminate the differentiation between residential and nonresidential FAR

Note:

This would need to coordinate with the other alternatives, especially the previous one.



THEME E: FLOOR AREA RATIO (FAR)

ALTERNATIVES

ELEMENTS OF FAR

- Count things that don't count now
- Don't count things that do count now

BONUSES



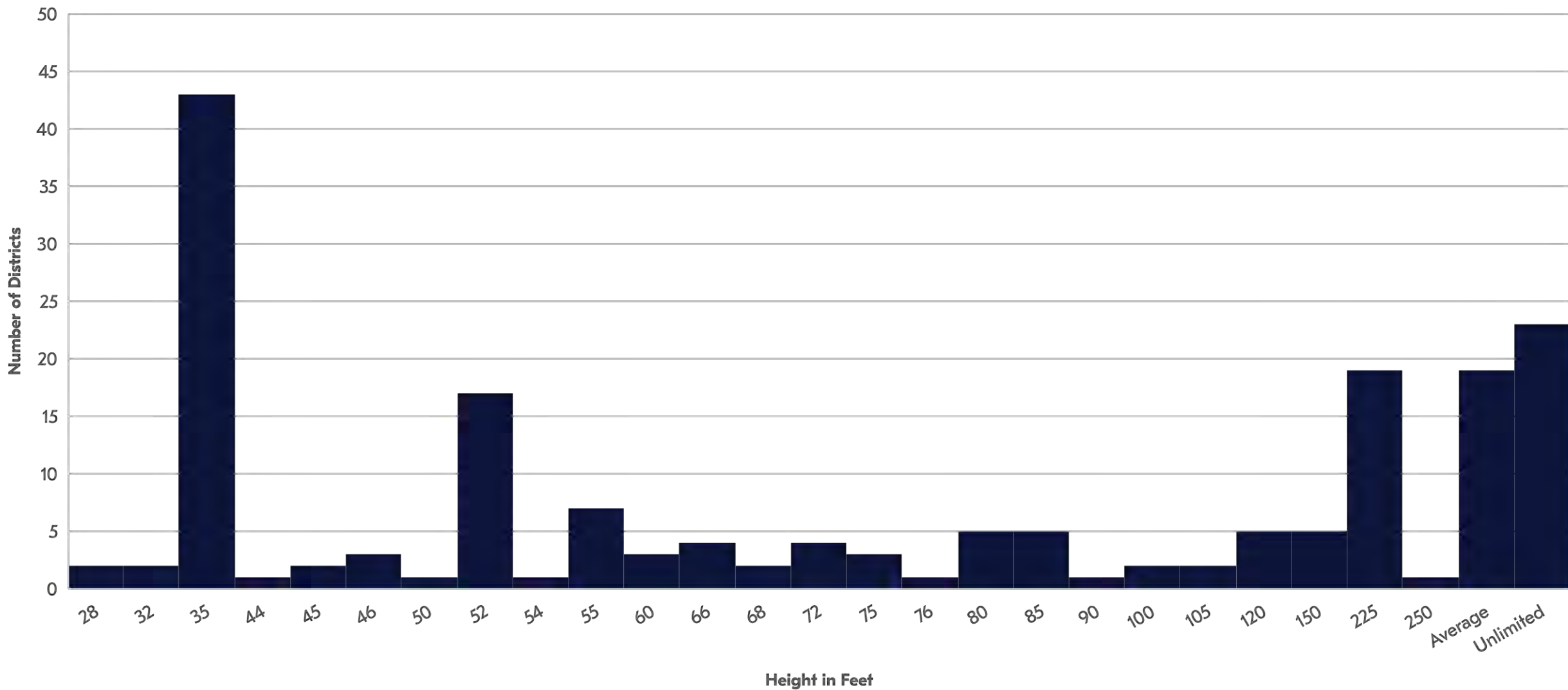
THE PROBLEMS

HEIGHT STANDARDS

- In multifamily, commercial, and mixed-use districts are often arbitrary and not grounded in construction methods or impact on adjacent properties



BUILDING HEIGHT STANDARDS



THE PROBLEMS

HEIGHT STANDARDS

- In commercial and mixed-use districts often discourage the quality ground floor commercial space by indirectly limiting ceiling height



THE PROBLEMS

HEIGHT STANDARDS

- Do not consider topography as well as they could
- In some R1 through R5 districts allow out-of-scale construction



ALTERNATIVE

HEIGHT STANDARD REFORM

- Review and consolidation of district height standards, when possible



THEME F: BUILDING HEIGHT

ALTERNATIVES

VIABLE FLOOR TO CEILING HEIGHTS

- minimum heights for ground FLOORS and/or upper floors

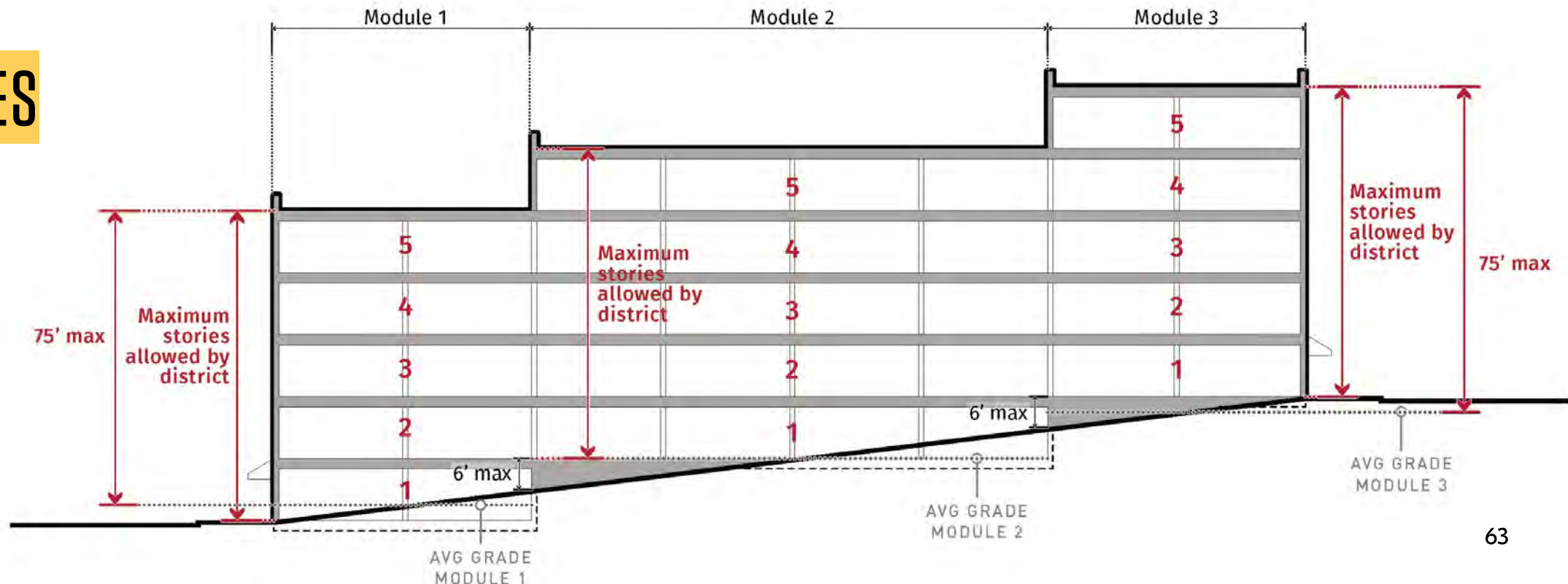


ALTERNATIVES

HEIGHT AND TOPOGRAPHY

- Periodic height Recalculation for big buildings

BONUSES



THE PROBLEMS

CURRENT TOOLS FOR
TRANSITIONING BETWEEN
HIGHER AND LOWER INTENSITY
AREAS **ARE LIMITED** AND DO NOT
ALWAYS REFLECT THE NEEDS OF
DIFFERENT NEIGHBORHOODS



ALTERNATIVES

NEW AND/OR UPDATED STANDARDS

BUFFERS

HEIGHT

- Transitional height plane

TRANSITIONAL USES



THE PROBLEMS

THE CURRENT APPROACH TO REQUIRING OPEN SPACE IS:

- Unpredictable;
- Confusing;
- Inconsistent; and
- Doesn't always result in **meaningful** open space



THEME H: OPEN SPACE

ALTERNATIVE

ELIMINATION OF TOTAL OPEN SPACE REQUIREMENTS (TOSR)

- Don't count parking and loading areas as open space



ALTERNATIVES

CONTEXT-BASED

AMOUNT OF OPEN SPACE

- Ways of calculating requirements

INCENTIVES

- Quality open space
- Policy alignment (e.g., tree protection, stormwater, etc.)



EXERCISES

IN-PERSON TONIGHT

- Visit a table of your choosing
- Fill out the worksheet

ONLINE THROUGH 12/9

- www.atlzoning.com

IN-PERSON AND ONLINE EXERCISES ARE
IDENTICAL

FEEL FREE TO REVIEW THE DIAGNOSTIC



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

Focussed Workshop#2 Citywide Alternatives Pt 2

January 17, 2023 @ 6:30 PM

R.I.C.E

504 Fair Street SW

Atlanta, GA 30313

**PARTICIPATE
IN THE
EXERCISES**

