

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #2

WELCOME AND UPDATE

KEYETTA HOLMES, DIRECTOR, OFFICE OF ZONING AND DEVELOPMENT

January 17, 2023

DCP

AGENDA

BACKGROUND

CITYWIDE ALTERNATIVES (PART 1) REVIEW

CITYWIDE ALTERNATIVES (PART 2)

QUESTION AND ANSWER

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

- 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

- 4/13; online through 4/24



BACKGROUND

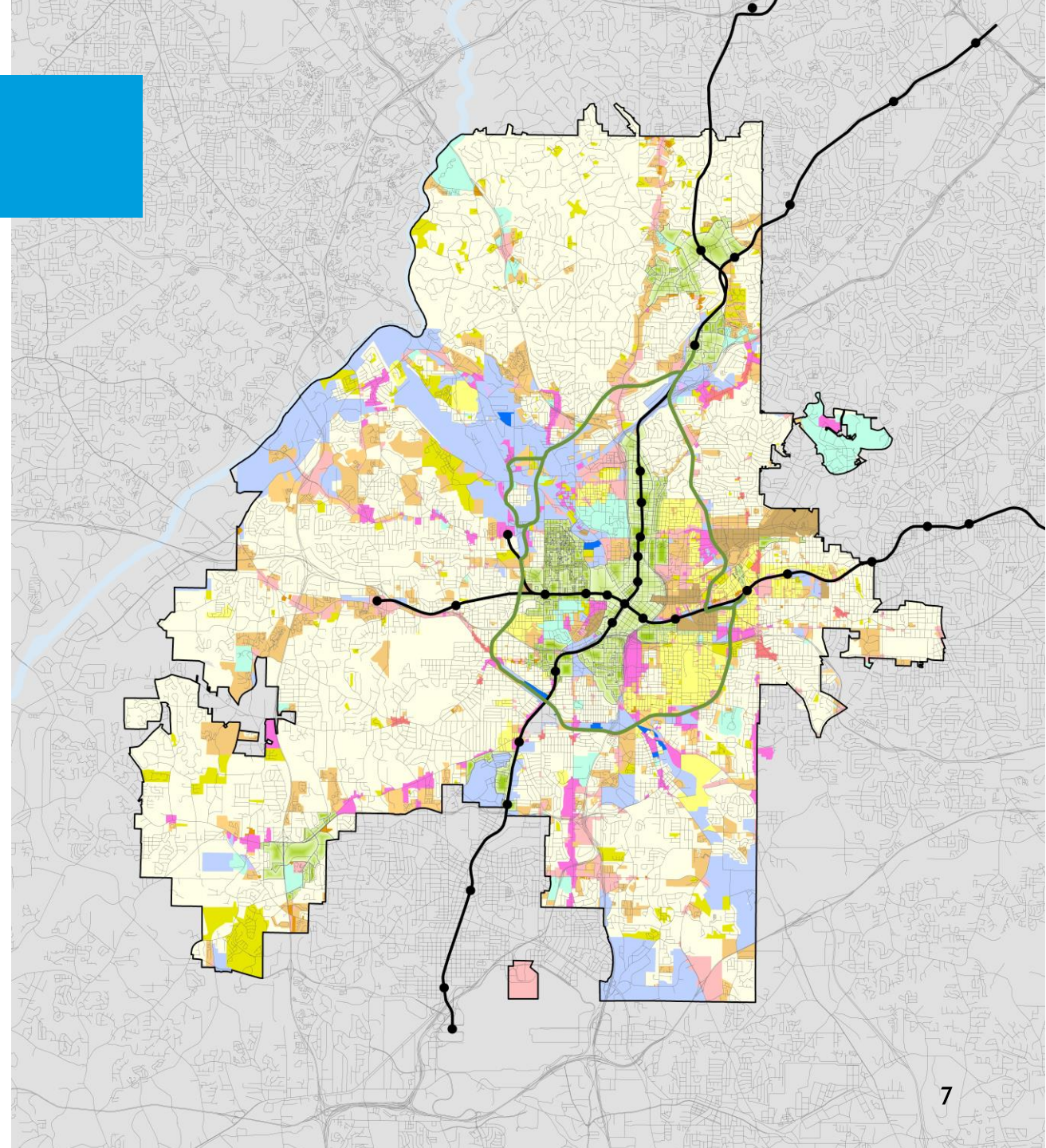
ZONING OVERVIEW

THE ZONING ORDINANCE

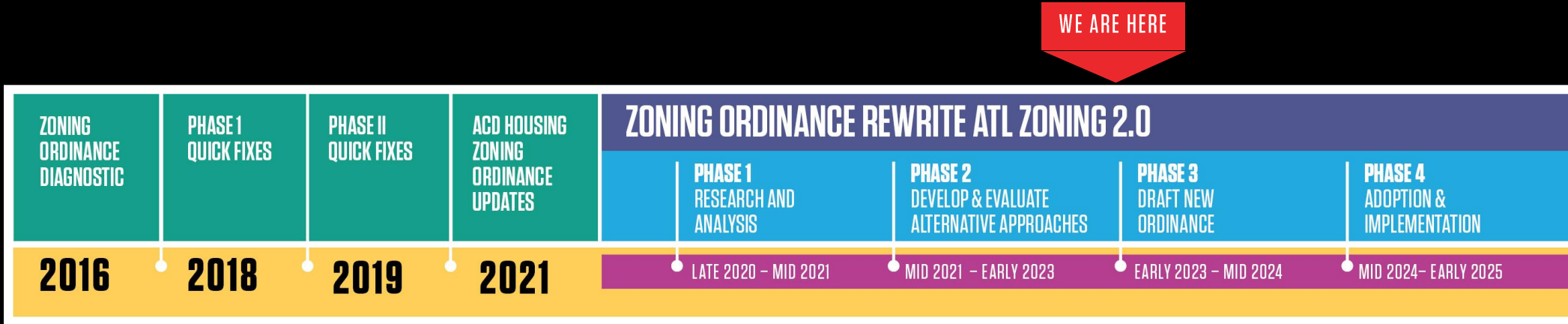
- The zoning text
- Many updates are likely

THE OFFICIAL ZONING MAP

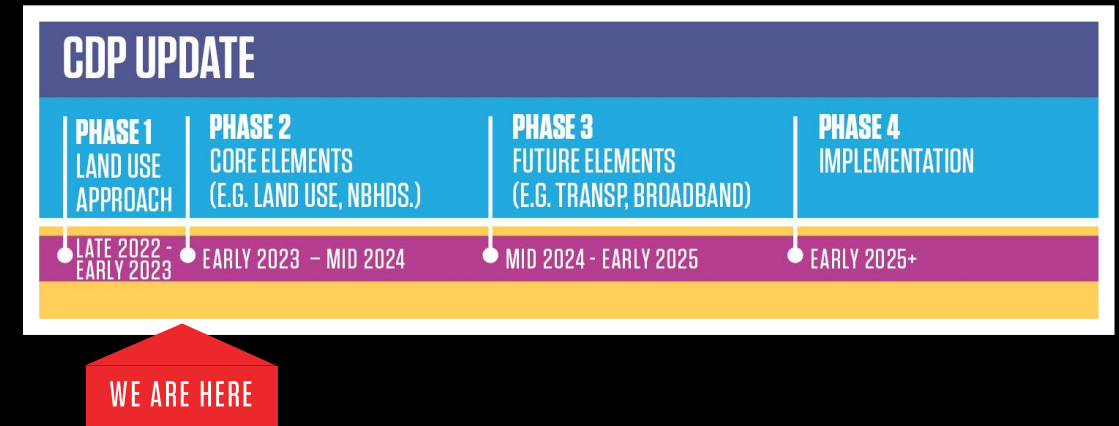
- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans, especially the CDP, should guide future changes



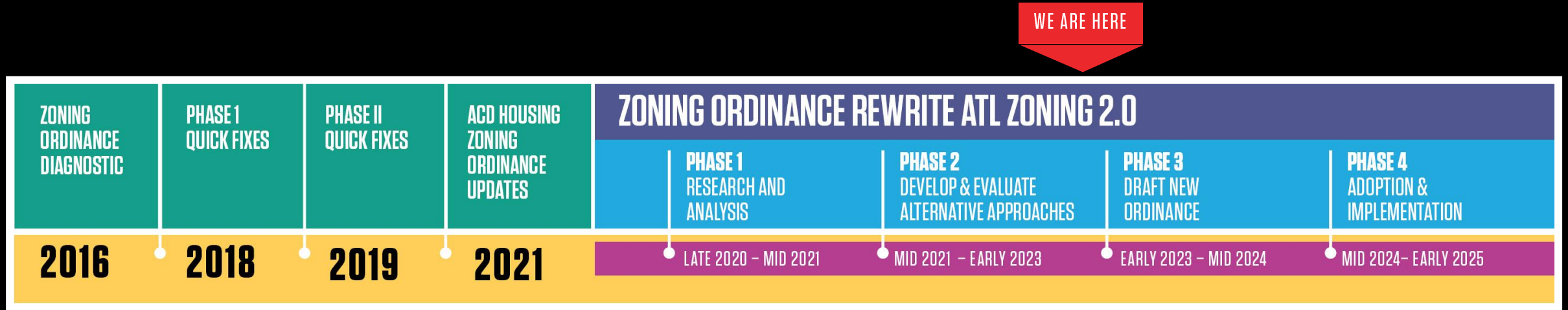
ZONING AND THE CDP



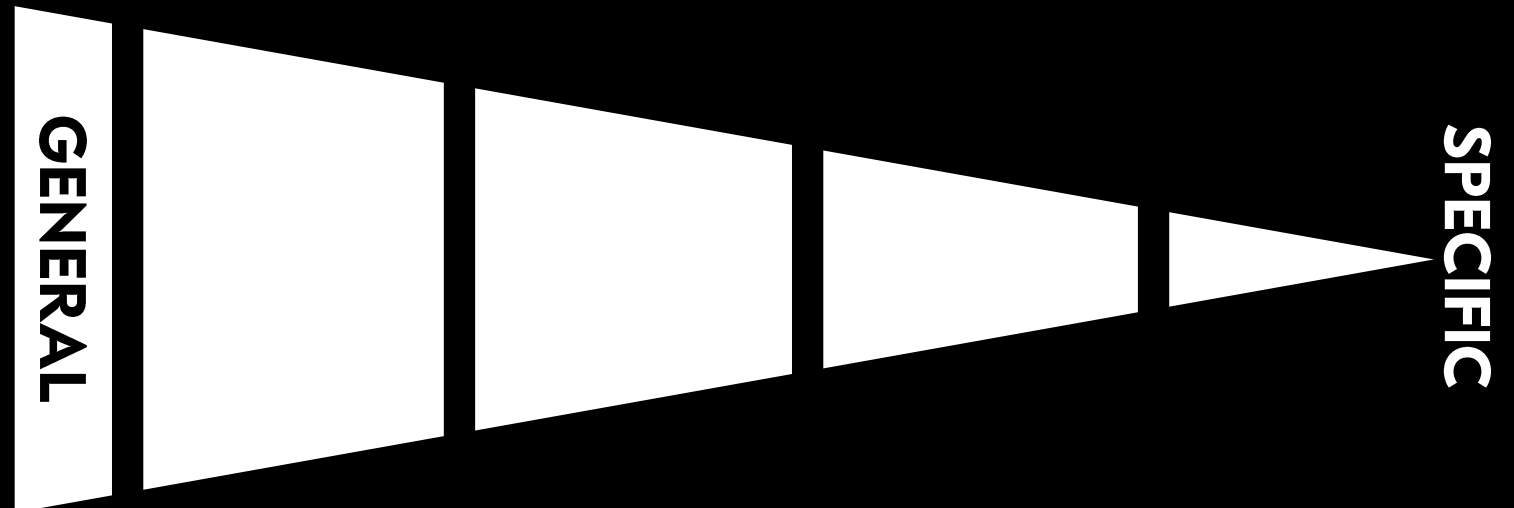
THE ZONING ORDINANCE REWRITE AND
THE CDP UPDATE **ARE BEING**
COORDINATED TO BETTER MEET
ATLANTA'S NEEDS



IT TAKES TIME



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



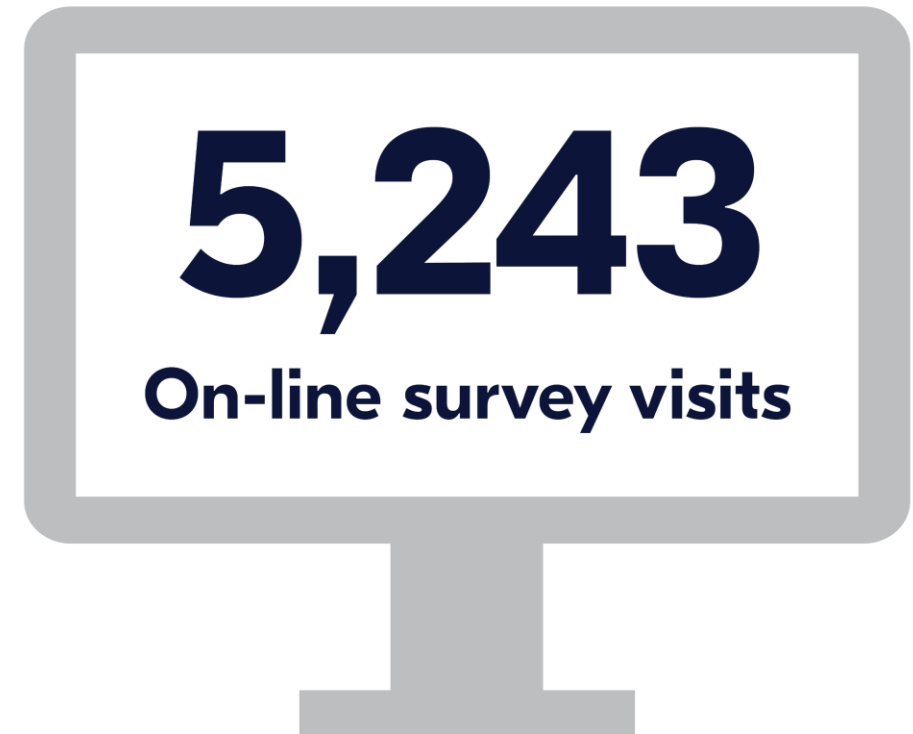
CITYWIDE ALTERNATIVES PT 1

REVIEW OF HIGHLIGHTS

PARTICIPATION

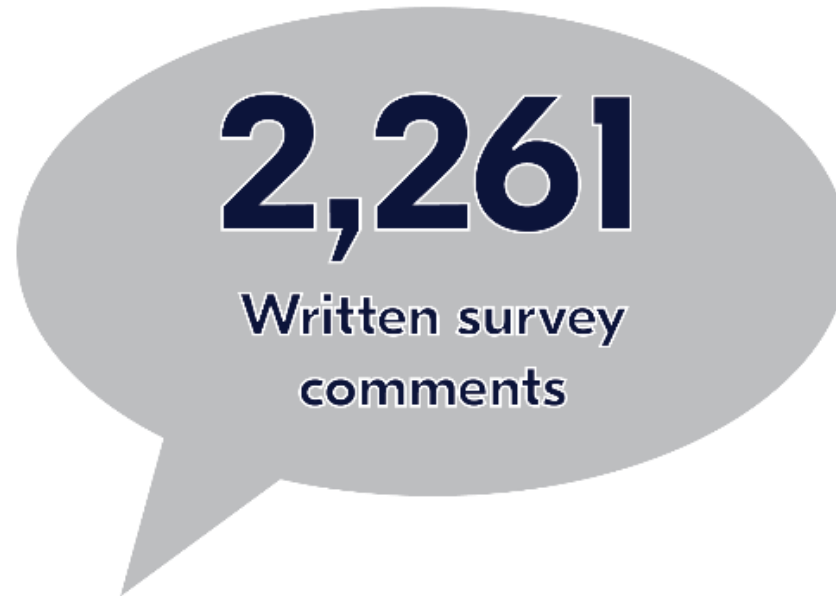


2,000+
Unique participants
at the in-person and
on-line workshop



5,243
On-line survey visits

COMMENTS



COMMENTS



TAKEAWAYS

ZONING IS TECHNICAL

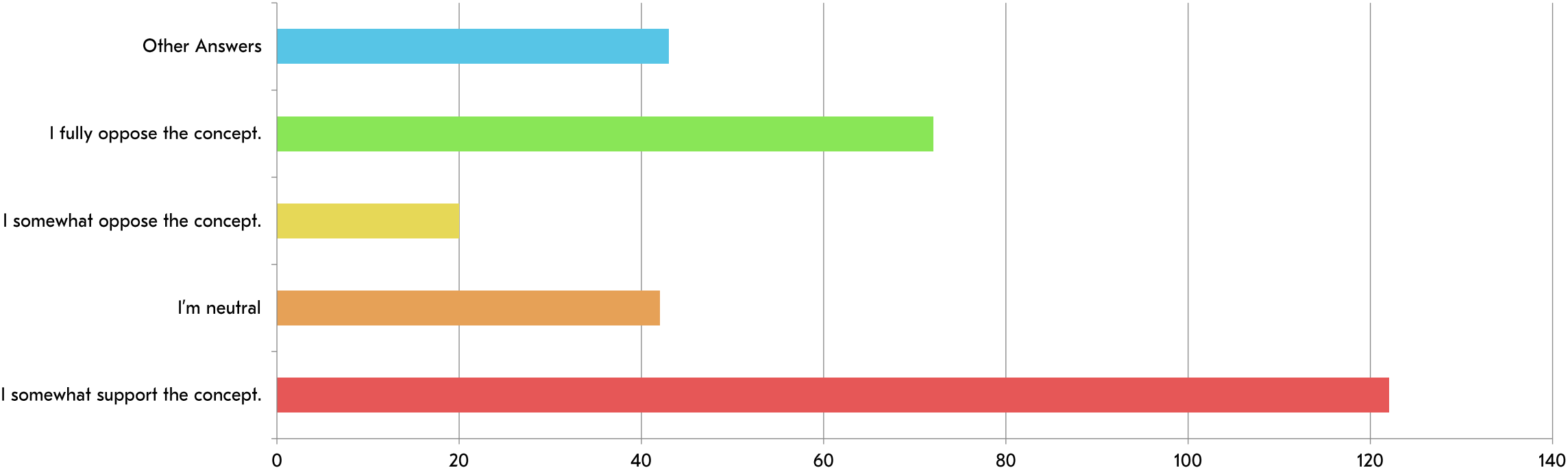
- General support for many concepts, but the devil is in the details
- Different familiarity with zoning concepts
- Need for align input with zoning familiarity



HIGHLIGHTS

TENTATIVE SUPPORT FOR “ZONE STRINGS”

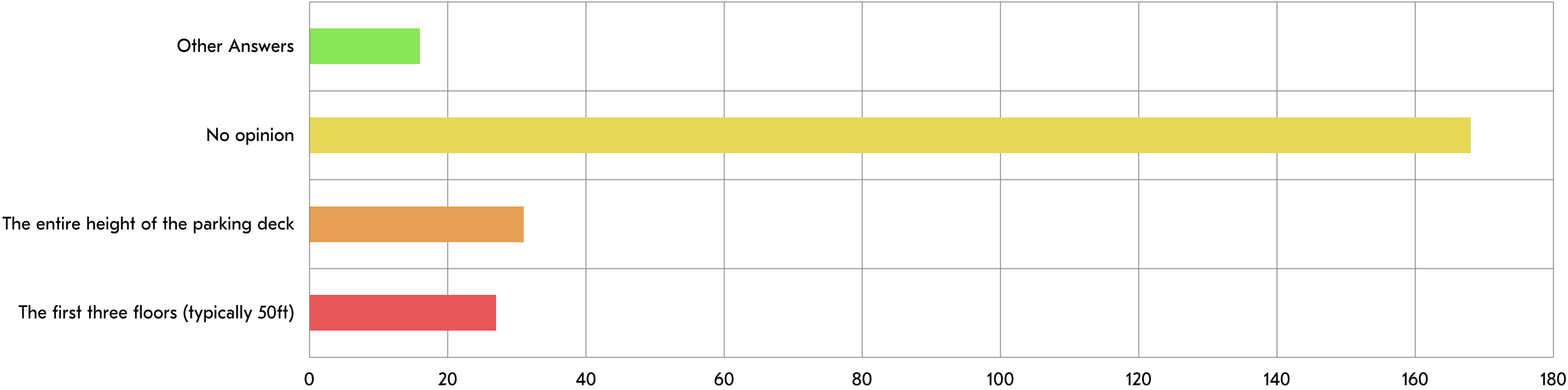
Q. A1.What do you think of using Zone Strings in Atlanta?



HIGHLIGHTS

MANY HAVE NO OPINION ABOUT PARKING DECK DESIGN, BUT IT BE VERY IMPORTANT IN SOME GROWTH AREAS

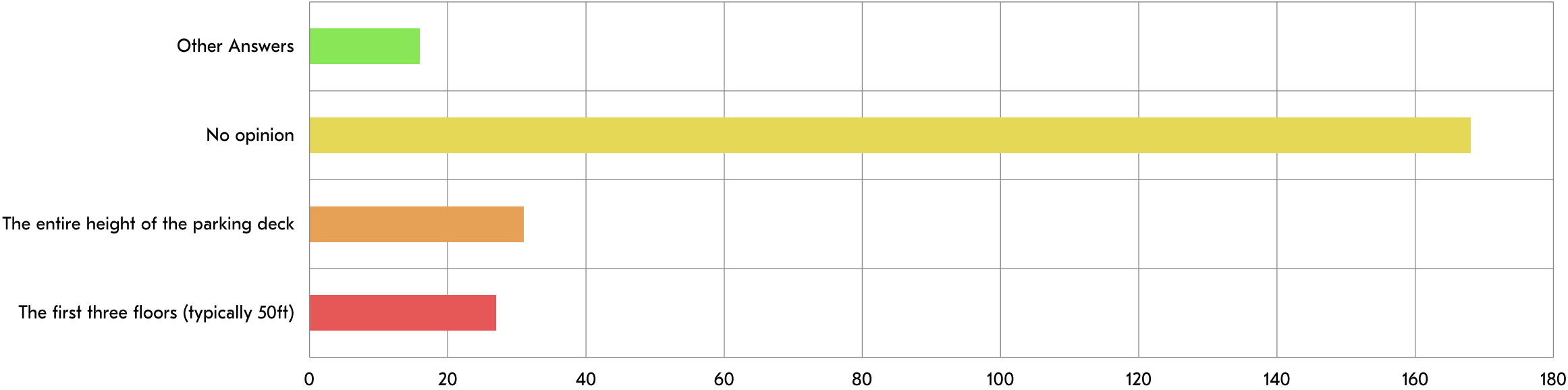
Q. D2.B. How high do you think active upper story use standards should apply?



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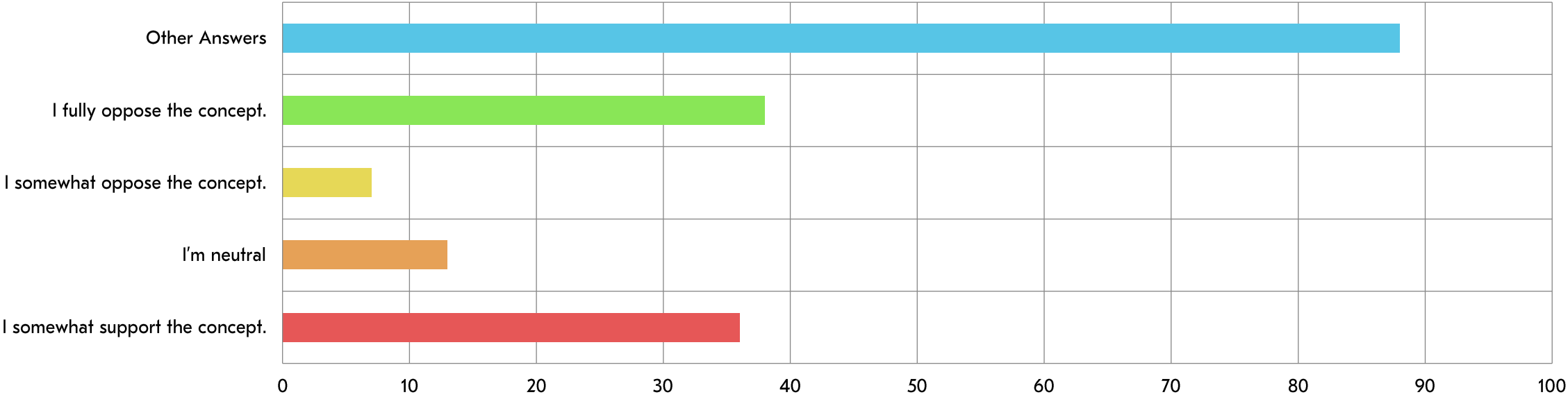
Q. D2.B. How high do you think active upper story use standards should apply?



HIGHLIGHTS

TENTATIVE SUPPORT FOR FAR AND HEIGHT UPDATES, BUT SHOULD EXPLORE WAYS TO ENCOURAGE QUALITY DEVELOPMENT

Q. E1. What do you think of reviewing each zoning district’s maximum FAR and consolidating similar FARs, when possible?

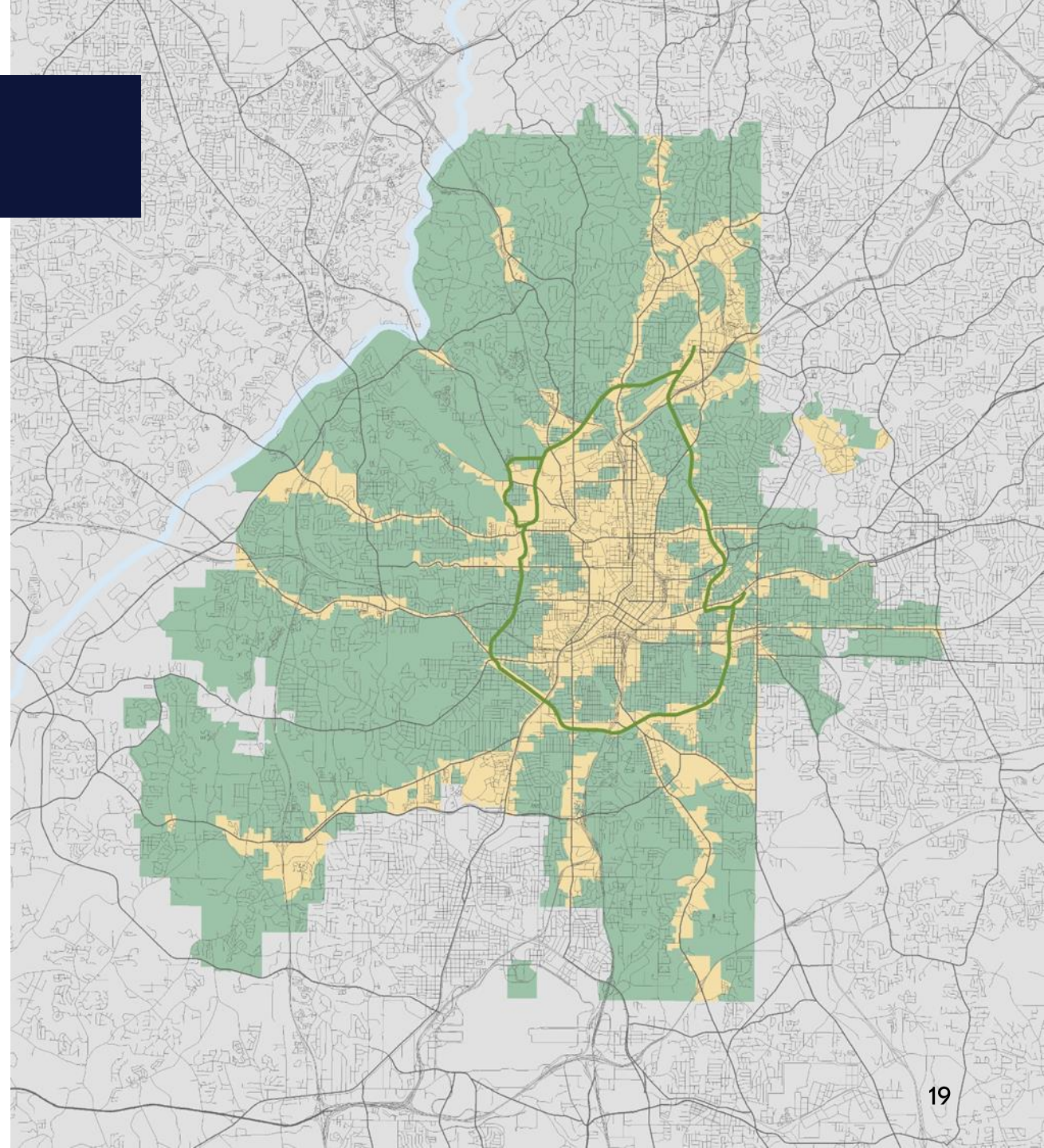


HIGHLIGHTS

VERY STRONG OPINIONS ABOUT CONSERVATION AREAS

- Tree and environmental preservation
- Preserving single-family zoning districts
- Creating zoning that allows “house scale” residential

**MOST COMMENTS RELATED TO LAND
USE POLICIES (E.G., THE CDP)**



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The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #1

CITYWIDE ALTERNATIVES PT 2

CALEB RACICOT, CONSULTANT PROJECT MANAGER, TSW

January 17, 2023

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 haven't written anything yet

TWO LEVELS OF INPUT

- Primary questions (less technical)
- Clarifying questions (more technical)

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

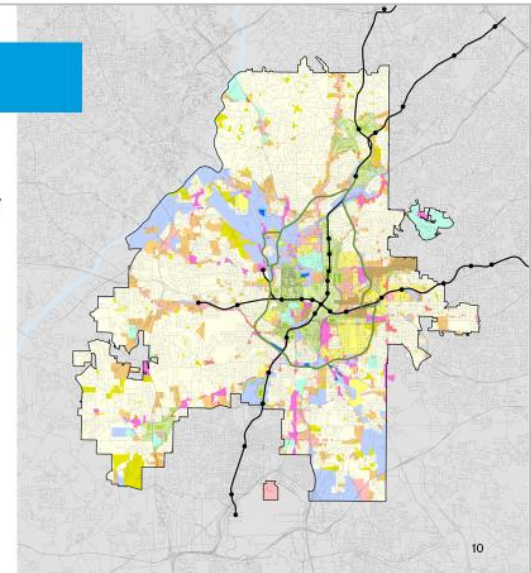
- Many incremental updates have occurred since



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



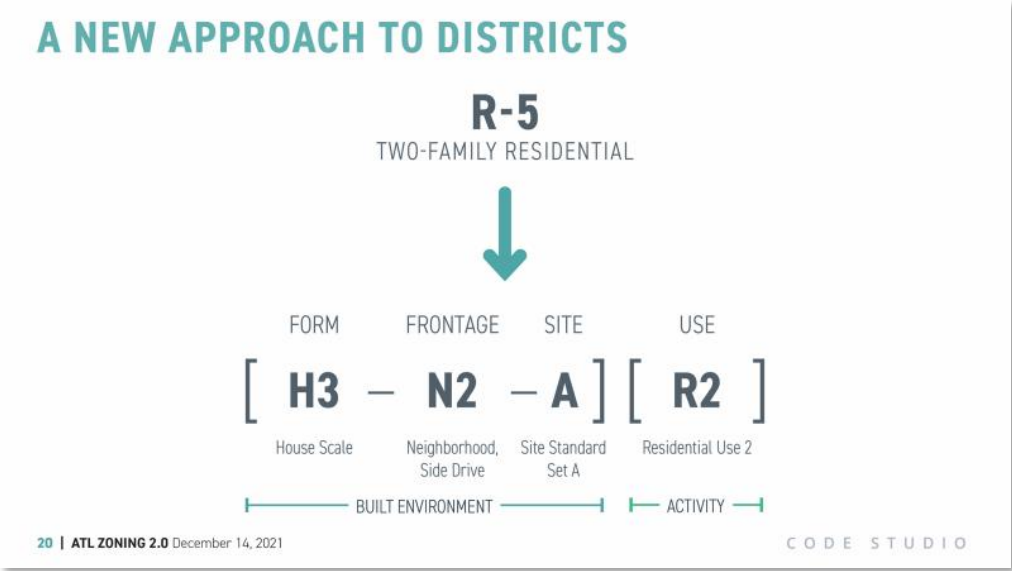
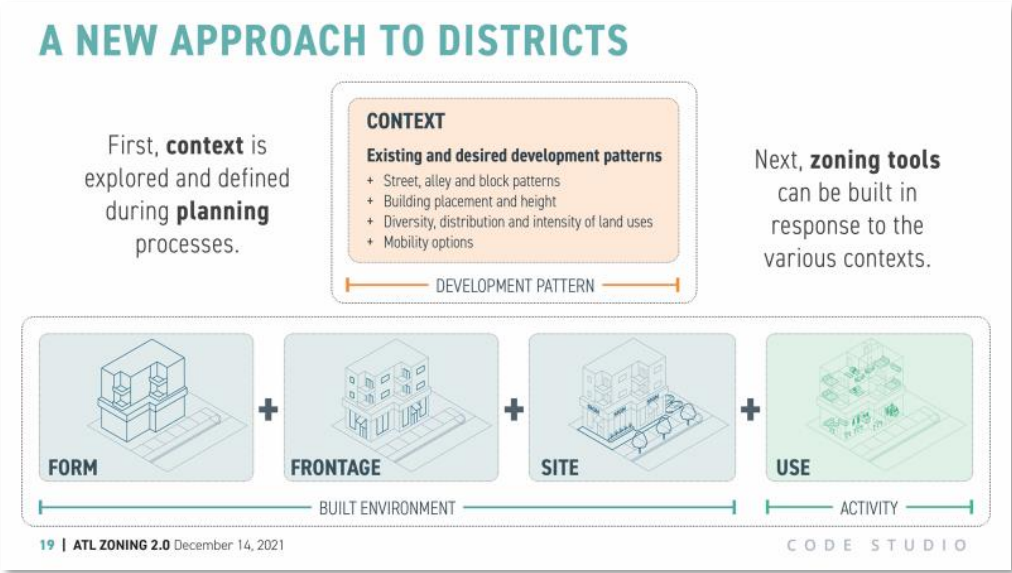
THEMES

I. PARKING REQUIREMENTS

J. USE STANDARDS

K: SITE STANDARDS

THESE TYPES OF STANDARDS ALREADY
EXIST IN ZONING DISTRICTS OR CITYWIDE



THE PROBLEM

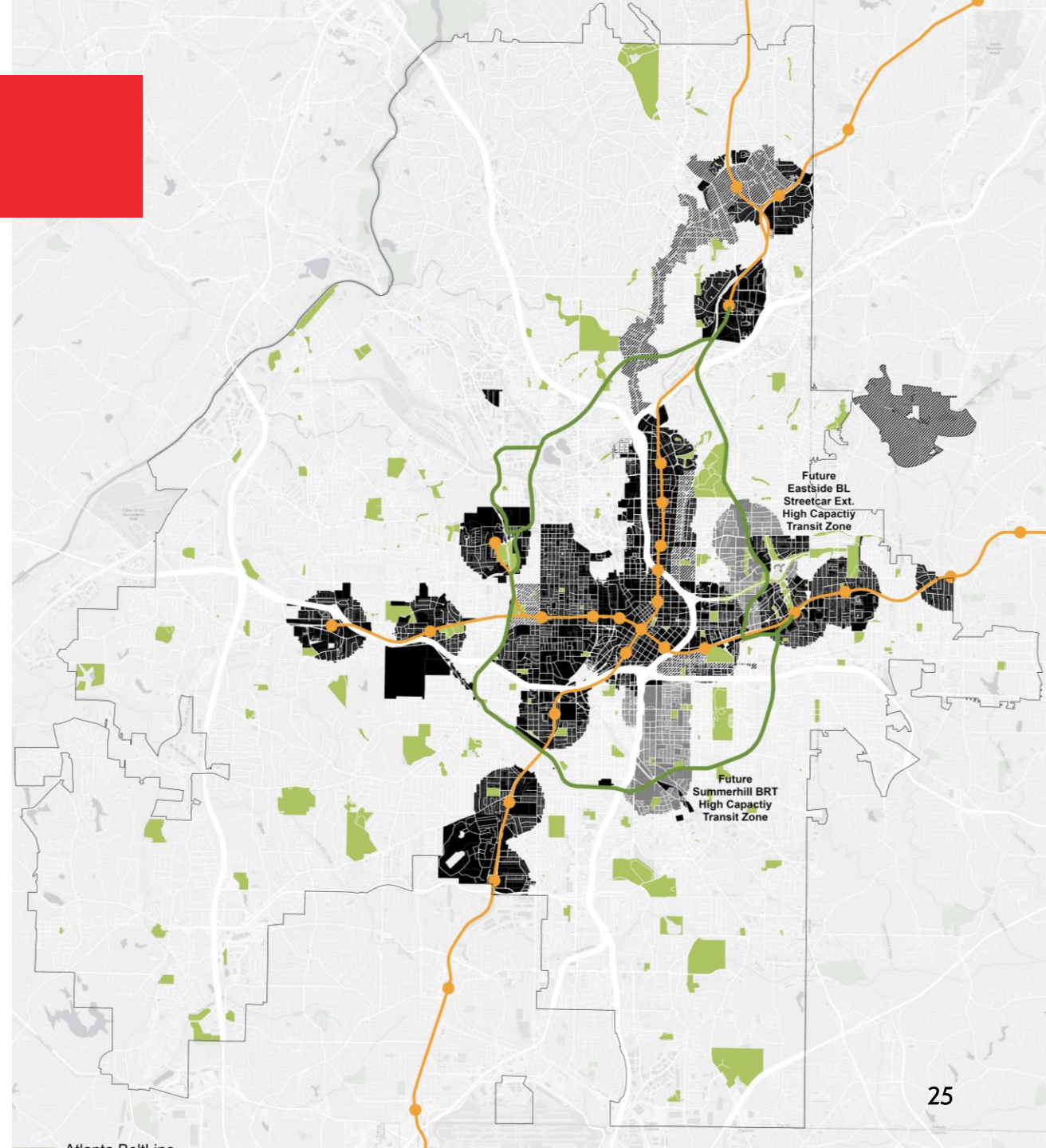
VEHICLE PARKING REQUIREMENTS

ARE USUALLY TIED TO THE ZONING DISTRICT, NOT LOCATION OR CONTEXT

ARE HIGH FOR MANY USES

- Even compared to metro suburbs

IMPACT TREE LOSS, STORMWATER RUNOFF, URBAN HEATING, DESIGN OUTCOMES, WALKING, BICYCLING, AND TRANSIT USE



THE PROBLEM

VEHICLE PARKING REQUIREMENTS

RAISE THE COST OF LIVING AND DOING BUSINESS FOR EVERYONE

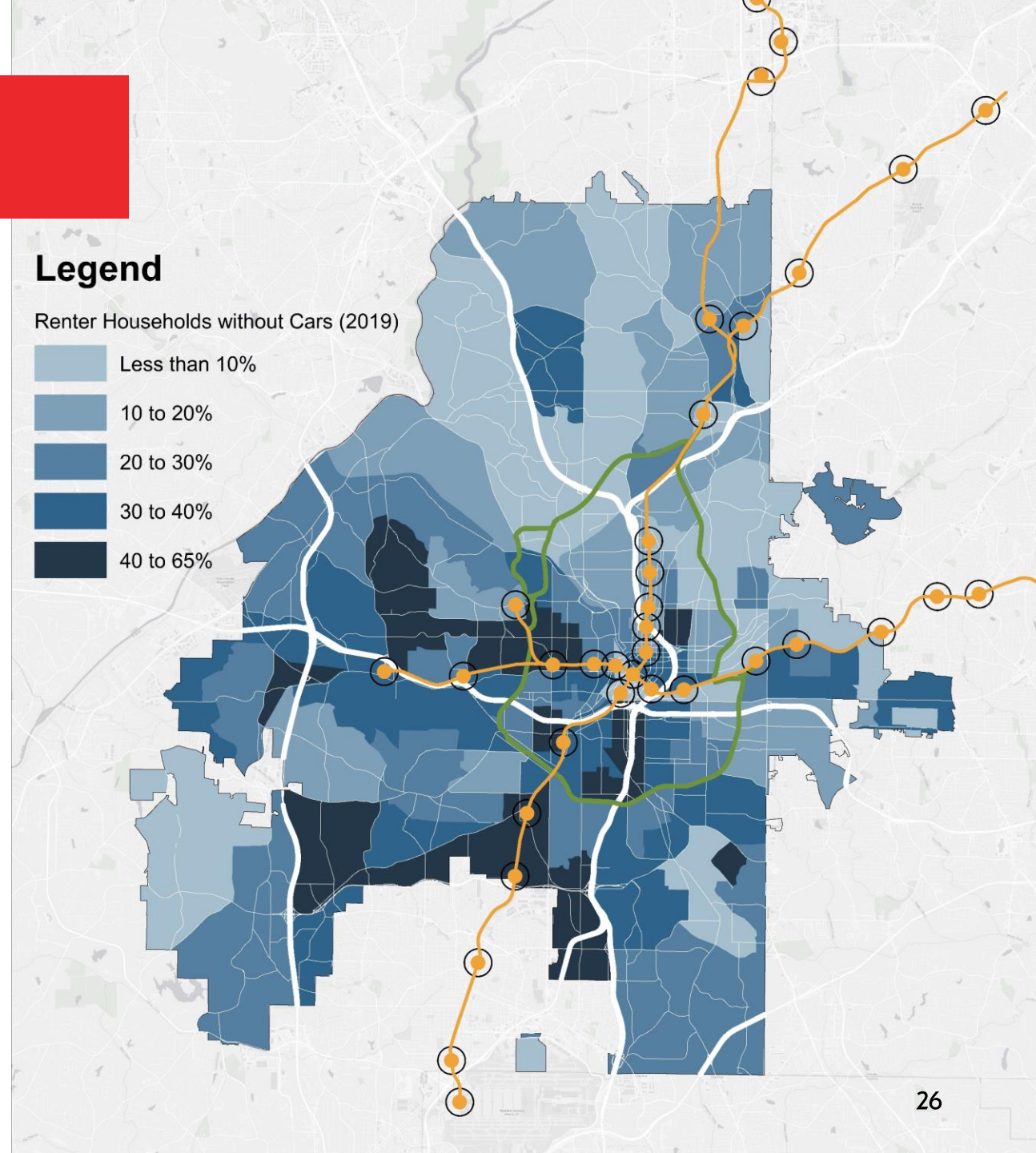
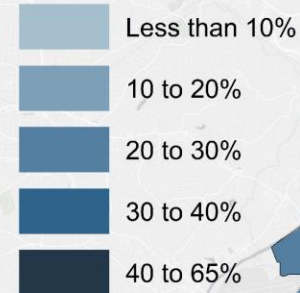
- 16.4% of households don't own cars)

ARE USED TO LIMIT THE SPREAD OF LARGE ALCOHOL-RELATED USES (E.G., BARS, RESTAURANTS, NIGHTCLUBS), BUT MAY NOT BE THE BEST TOOL TO DO THIS

DISCOURAGE SHARED PARKING FACILITIES IN SOME DISTRICTS

Legend

Renter Households without Cars (2019)



THE PROBLEM

BICYCLE PARKING REQUIREMENTS

ARE THE SAME ACROSS THE CITY

- No consideration of location or context

CAPPED AT 50 REQUIRED SPACES PER BUILDING.

- Large apartment buildings with 300 or 400 units in a highly bikeable location must only provide 50 spaces



ALTERNATIVE

UPDATED VEHICLE STANDARDS

- Housing requirements
- Business requirements
- Context-aware standards
- Parking caps



ALTERNATIVE

REMOVE BARRIERS TO SHARED PARKING

- Both formal and informal

UPDATED STANDARDS FOR LARGE ALCOHOL-RELATED USES

- New ways to minimize the negative impacts of these regional draws that do not use parking standards, where appropriate



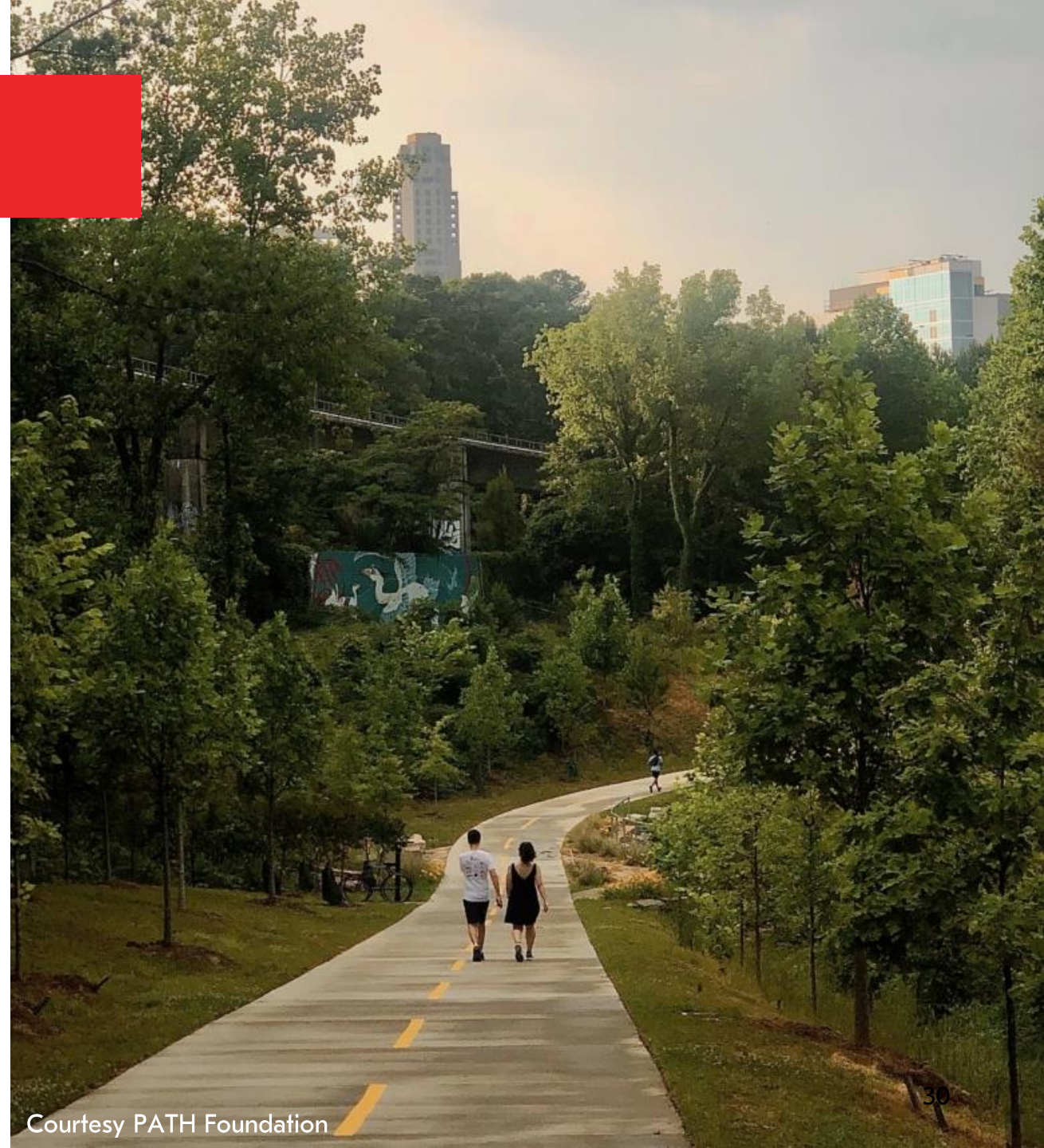
ALTERNATIVE

SURFACE PARKING LIMITS

- In walkable urban areas

UPDATED BICYCLE STANDARDS

- Lift 50 space cap
- Context-aware standards
- Incentives



THE PROBLEM

UNDEFINED AND/OR INCONSISTENT TERMS

OUTDATED TERMS

MISSING TERMS, ESPECIALLY NEWER USES

- E-commerce, 3-D printing, small-scale industry/maker space, etc.

ONE HIGHLY-RESTRICTIVE CITYWIDE STANDARD FOR HOME BUSINESSES

SOME VERY BROAD USE CATEGORIES

- Especially “eating and drinking establishment,” which includes everything from a small café to a restaurant, to a lounge, to a nightclub, and
- Does not reflect the varying impacts of specific uses or alcoholic licensing



THE PROBLEM

INCONSISTENT OR INSUFFICIENT **USE** STANDARDS

- Self-storage facilities
- Drive-throughs/drive-ins
- Data centers
- Gas stations/service stations
- Etc.

AREAS WITH NEWER ZONING DISTRICTS ARE OFTEN BETTER PROTECTED THAN AREAS WITH OLDER ZONING DISTRICTS



ALTERNATIVE

NEW OR UPDATED USE STANDARDS

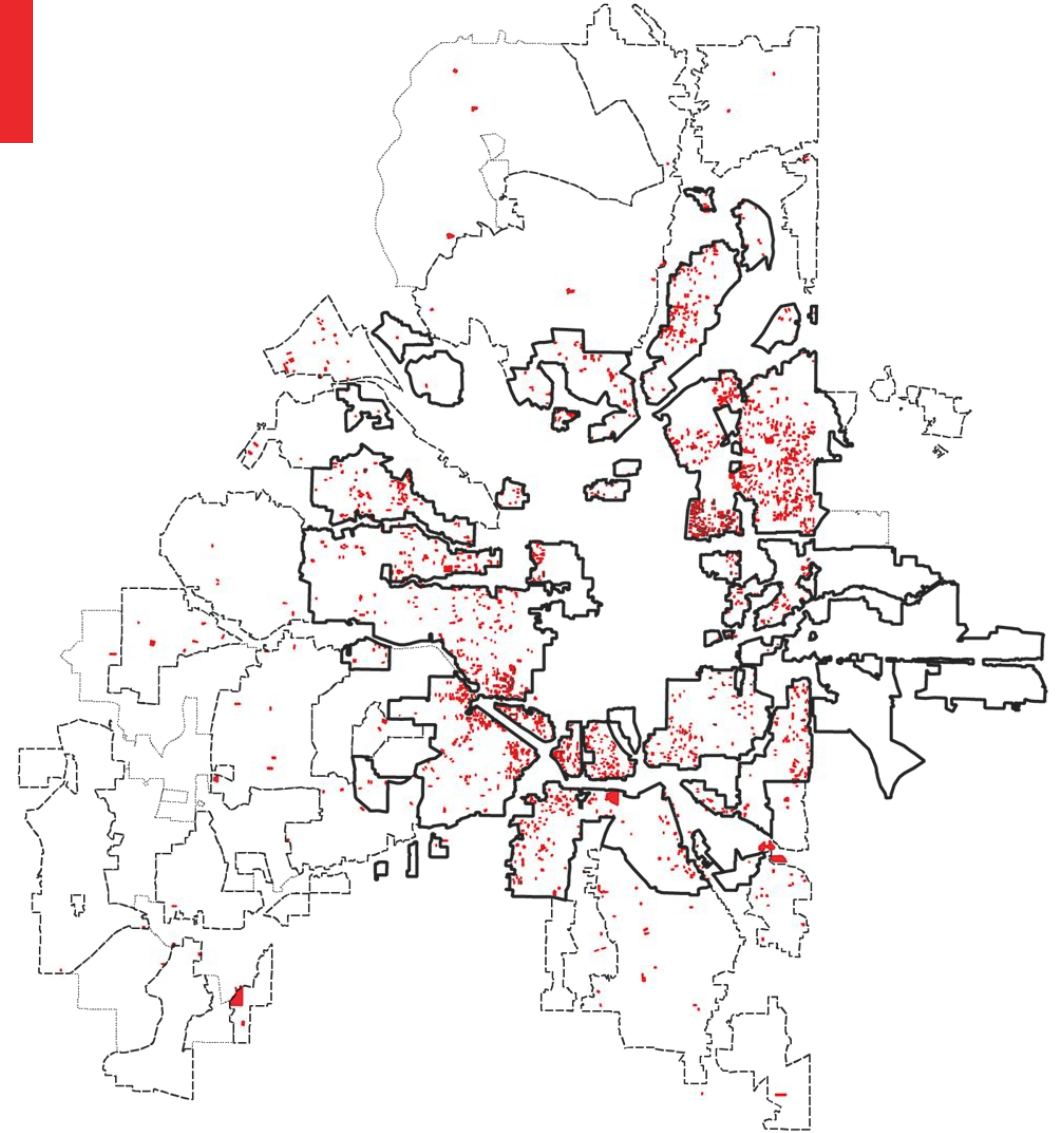
- Assorted housing types
- Businesses next to residential areas
- Convenience stores/gas stations
- Data centers
- Drive-throughs/drive-ins
- Lounges (including hookah)
- Marijuana dispensaries
- Nightclubs
- Personal service establishments
- Self-storage
- Small discount variety stores
- Vehicular uses



ALTERNATIVE

NONCONFORMING LEGACY BUILDINGS AND USES

- Duplexes and triplexes
- Shopfronts/corner stores
- Multifamily buildings with 13+ units



THEME I: USE STANDARDS

ALTERNATIVE

MAKER SPACE IN COMMERCIAL AND
MIXED-USE AREAS

HOME OCCUPATION

MIXED-USE REQUIREMENTS

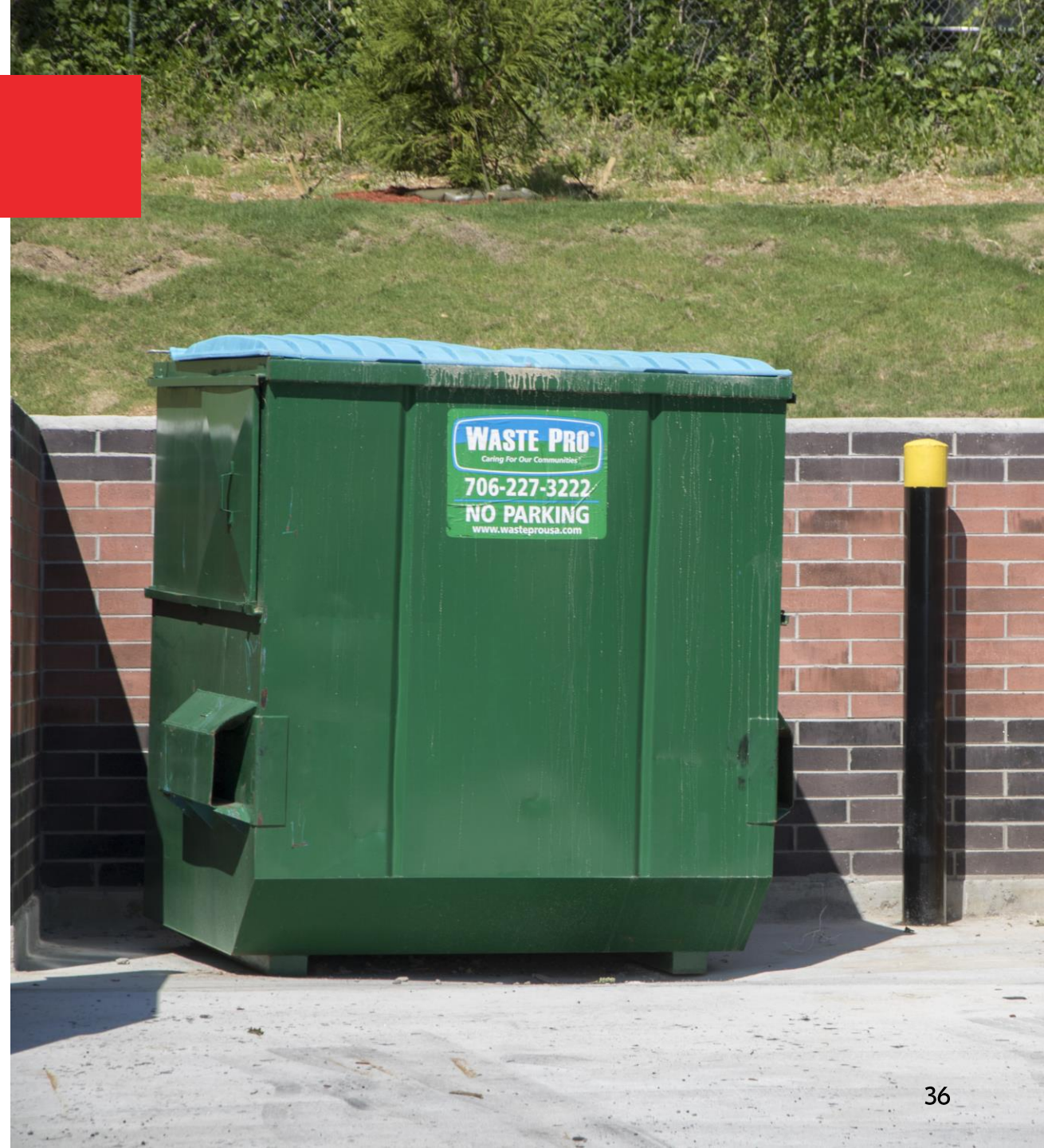
SMALL BUSINESSES



THE PROBLEM

INCONSISTENT OR INSUFFICIENT SITE STANDARDS

- Dumpster screening
- Loading dock screening
- Mechanical equipment screening
- Outdoor storage screening



THE PROBLEM

INCONSISTENT OR INSUFFICIENT SITE STANDARDS

- Dumpster screening
- Loading dock screening
- Mechanical equipment screening
- Outdoor storage screening
- Accessible walkways to the sidewalk



THE PROBLEM

INCONSISTENT OR INSUFFICIENT SITE STANDARDS

- Dumpster screening
- Loading dock screening
- Mechanical equipment screening
- Outdoor storage screening
- Walkways to the sidewalk
- Retaining walls along the sidewalk



THEME J: SITE STANDARDS

ALTERNATIVES

SCREENING REQUIREMENTS

WALKWAY REQUIREMENTS

RETAINING WALL LIMITS



UPDATE

QUESTIONS AND ANSWERS

15 MINUTES

EXERCISES

IN-PERSON TONIGHT

ONLINE THROUGH 1/27

- www.atlzoning.com

IN-PERSON AND ONLINE EXERCISES
ARE IDENTICAL



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

Focused Workshop#3 Growth Area Alternatives

February 28, 2023 @ 6:00 PM
Buckhead Library
269 Buckhead Ave NE
Atlanta, GA 30305

**PARTICIPATE
IN THE
EXERCISES**

