

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #3

WELCOME AND UPDATE

CALEB RACICOT, TSW CONSULTANT TEAM PROJECT MANAGER

February 28, 2023

DCP

AGENDA

GROWTH AREA OVERVIEW

GROWTH AREA PRELIMINARY DIRECTION

EXTENDED QUESTION AND ANSWER

EXERCISE

CONSULTANT TEAM

CORE TEAM

TSW
CODE STUDIO
CONTENTE CONSULTING
THE ZOECKLER FIRM, LLC
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

- 4/13; online through 4/24



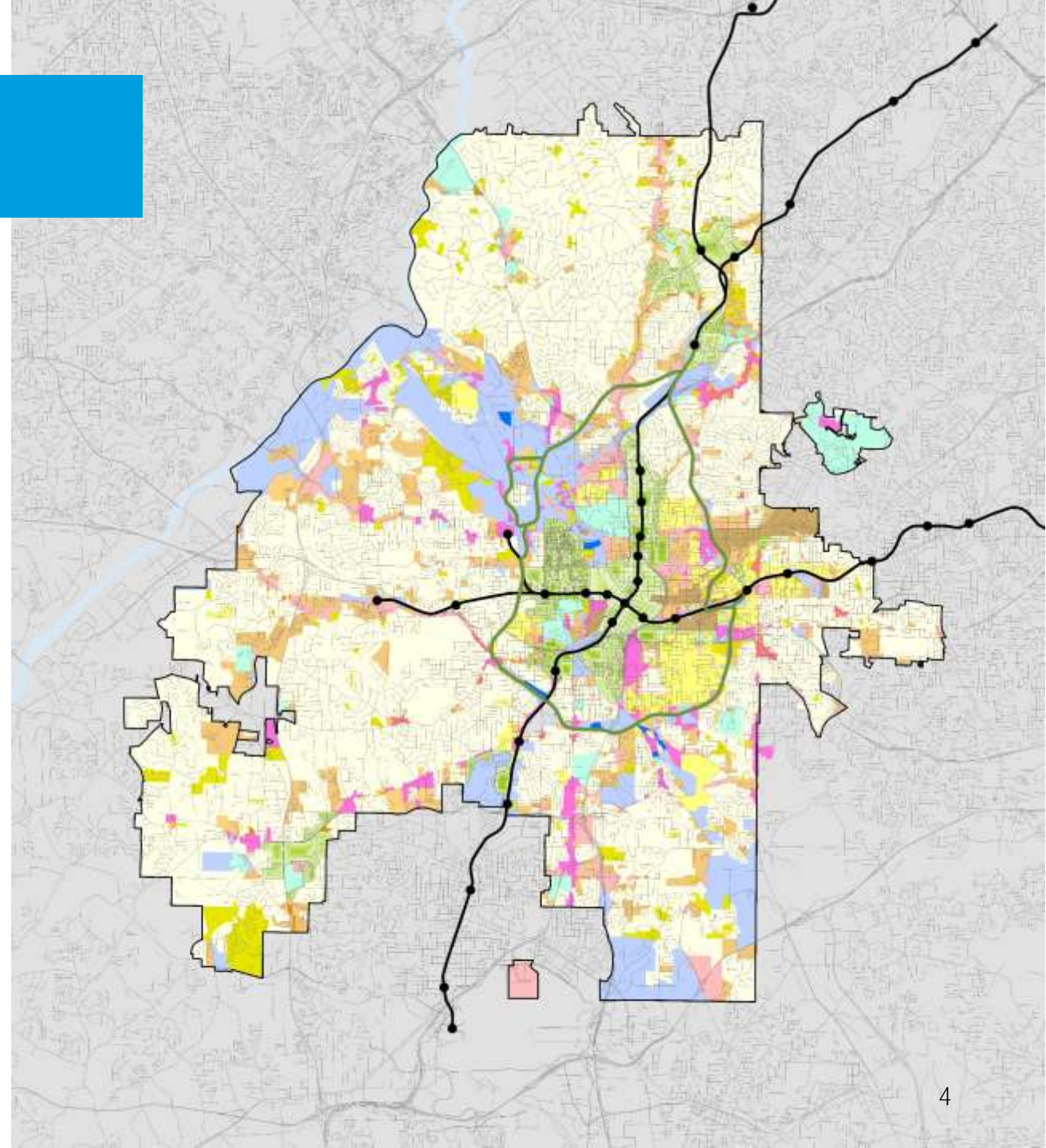
ZONING OVERVIEW

THE ZONING ORDINANCE

- The zoning text
- Many updates are likely

THE OFFICIAL ZONING MAP

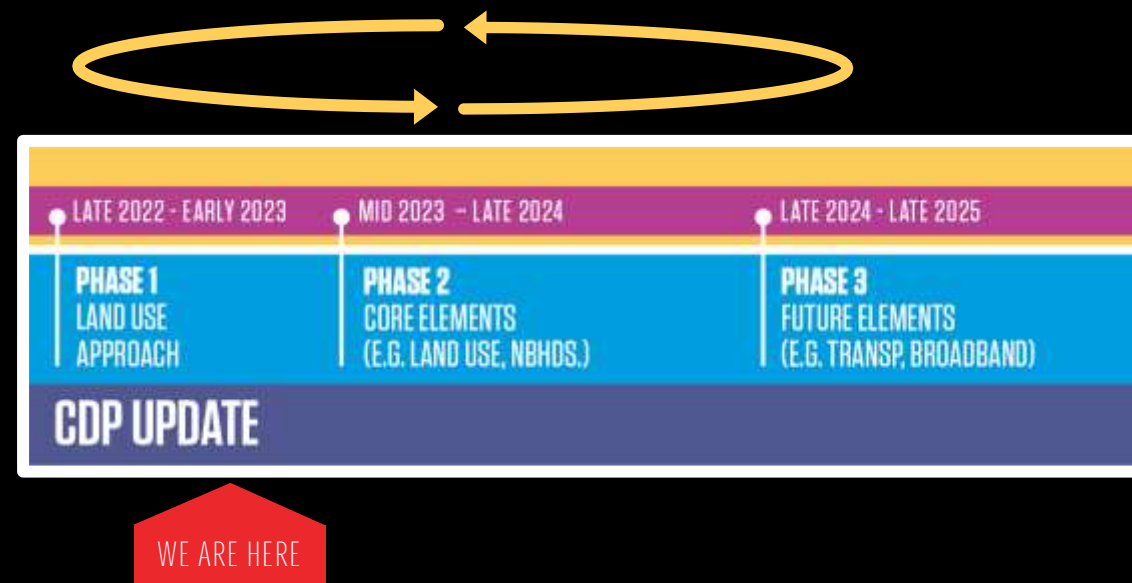
- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans, especially the CDP, should guide future changes



ZONING AND THE CDP



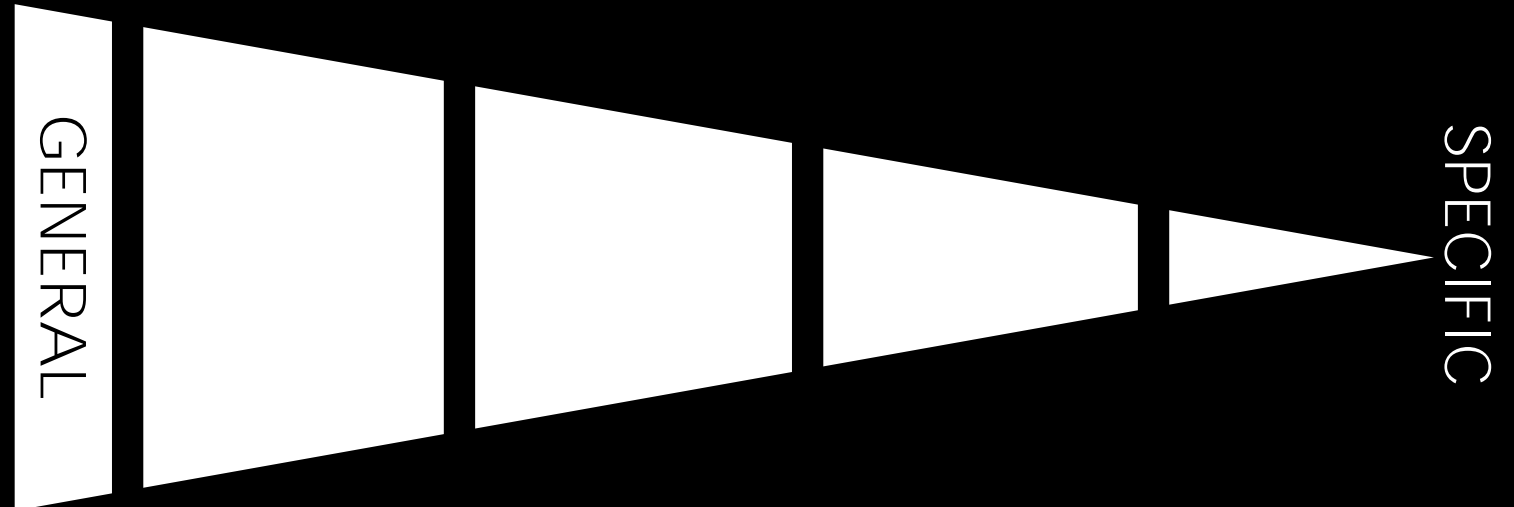
THE ZONING ORDINANCE REWRITE AND
THE CDP UPDATE ARE BEING
COORDINATED TO BETTER MEET
ATLANTA'S NEEDS



IT TAKES TIME



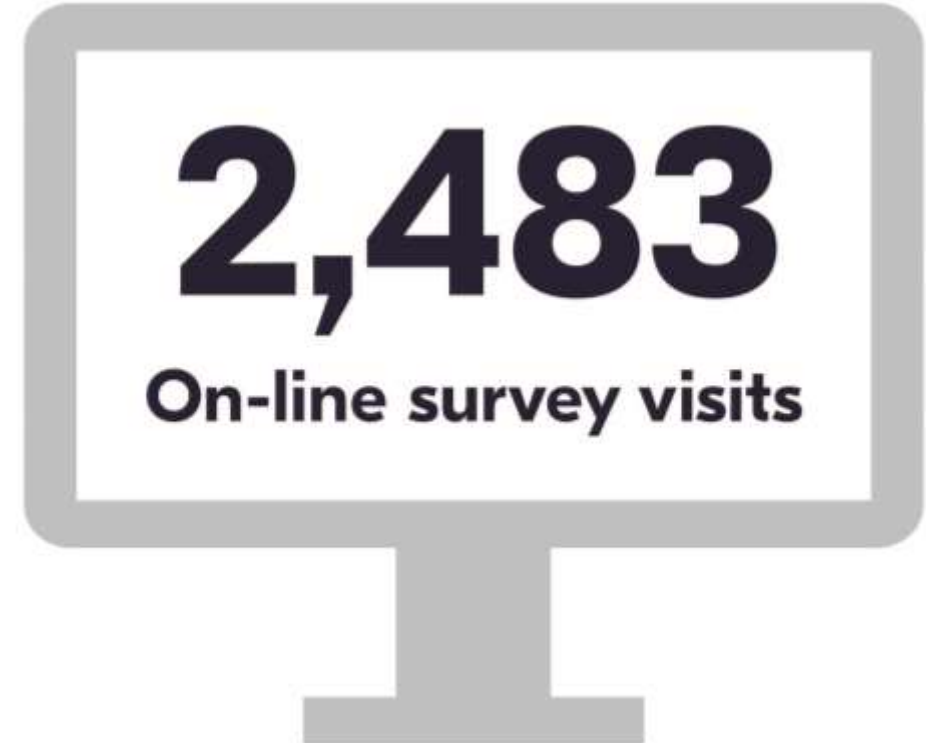
THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



CITYWIDE ALTERNATIVES PT 2

REVIEW

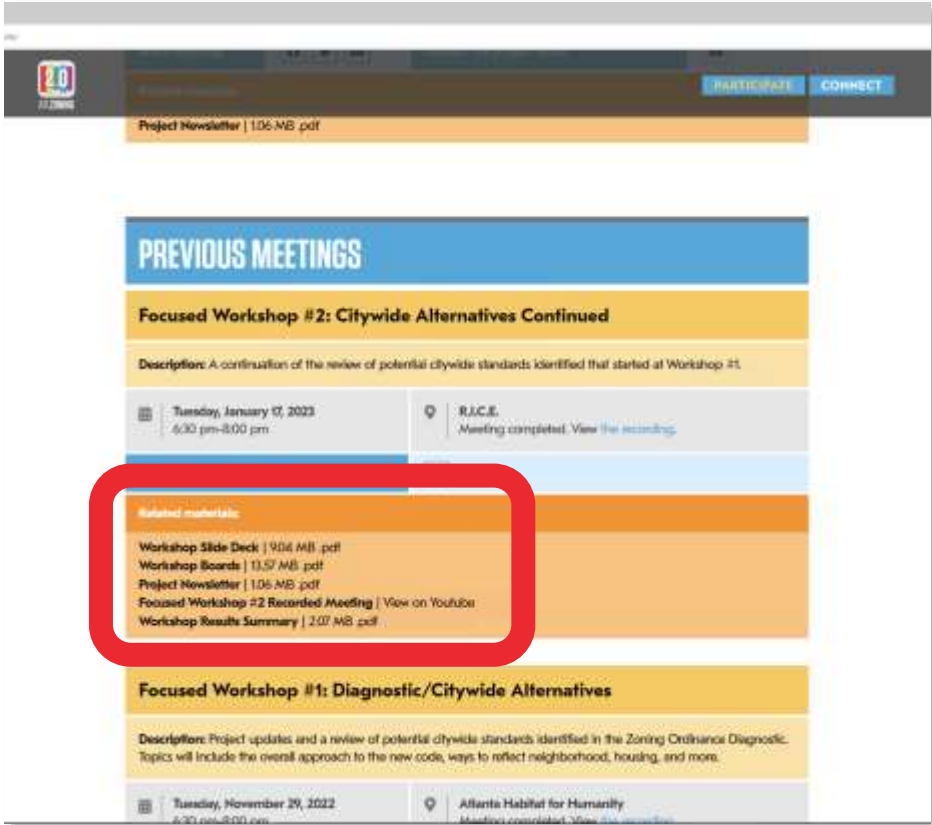
PARTICIPATION



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

WWW.ATLZONING.COM

PARCIPATE >> LEARN AND CONTRIBUTE >> PREVIOUS MEETINGS



The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #3

GROWTH AREAS

CALEB RACICOT, CONSULTANT PROJECT MANAGER, TSW

February 28, 2023

DCP



CAUTION

TECHNICAL
CONTENT AHEAD

THE ATLANTA CITY DESIGN

Five Core Values

- EQUITY
- PROGRESS
- AMBITION
- ACCESS
- NATURE



GROWTH AREAS

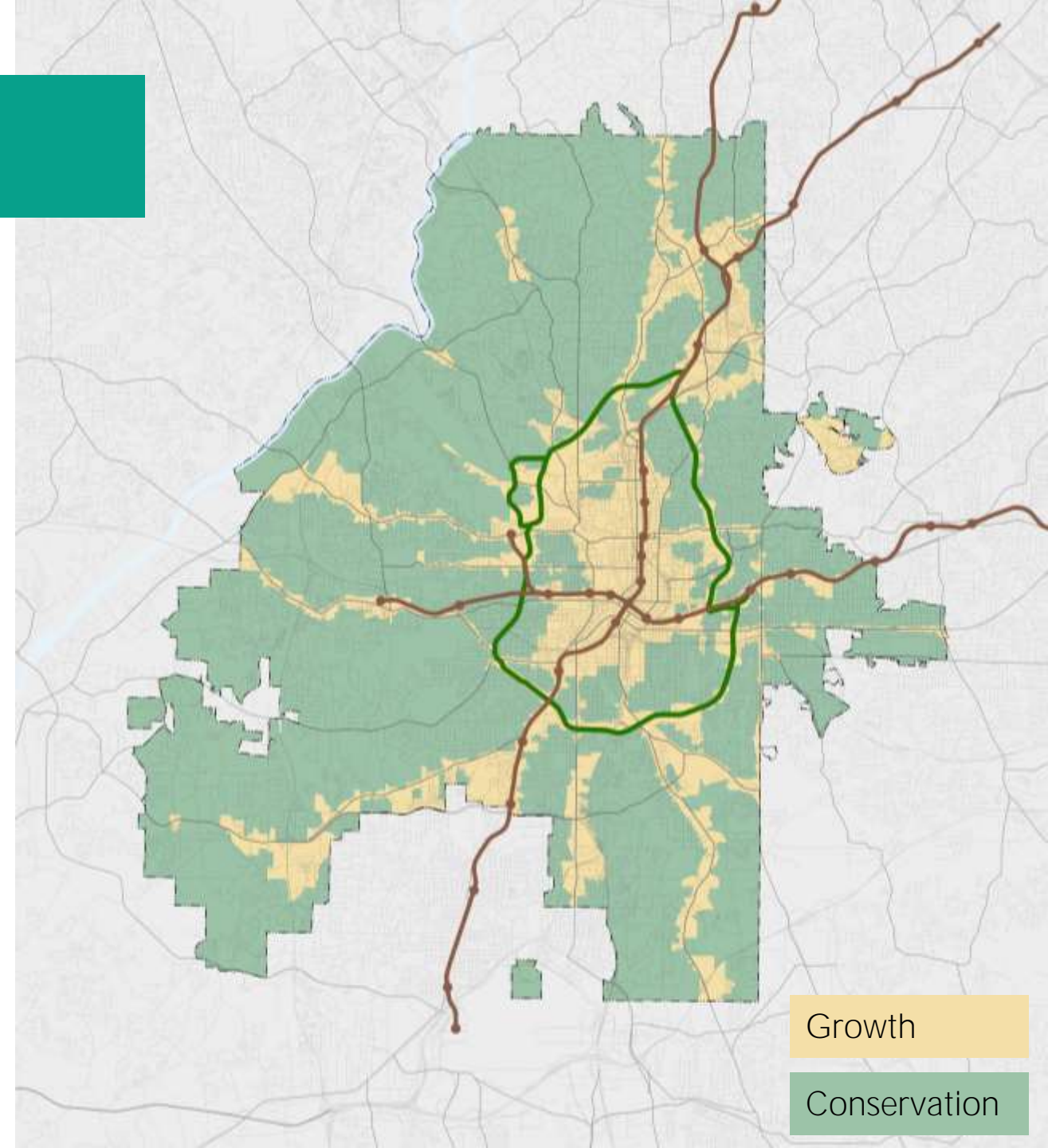
DEVELOPED AREAS THAT CAN
ACCOMMODATE A LOT OF NEW GROWTH

OFTEN ORIENTED AROUND RAIL OR BUS
TRANSIT

TRADITIONALLY COMMERCIAL OR
INDUSTRIAL, BUT INCREASINGLY MIXED-USE

HIGHER INTENSITY

WALKABLE DEVELOPMENT PATTERNS EXIST
OR ARE ASPIRED TO



Growth

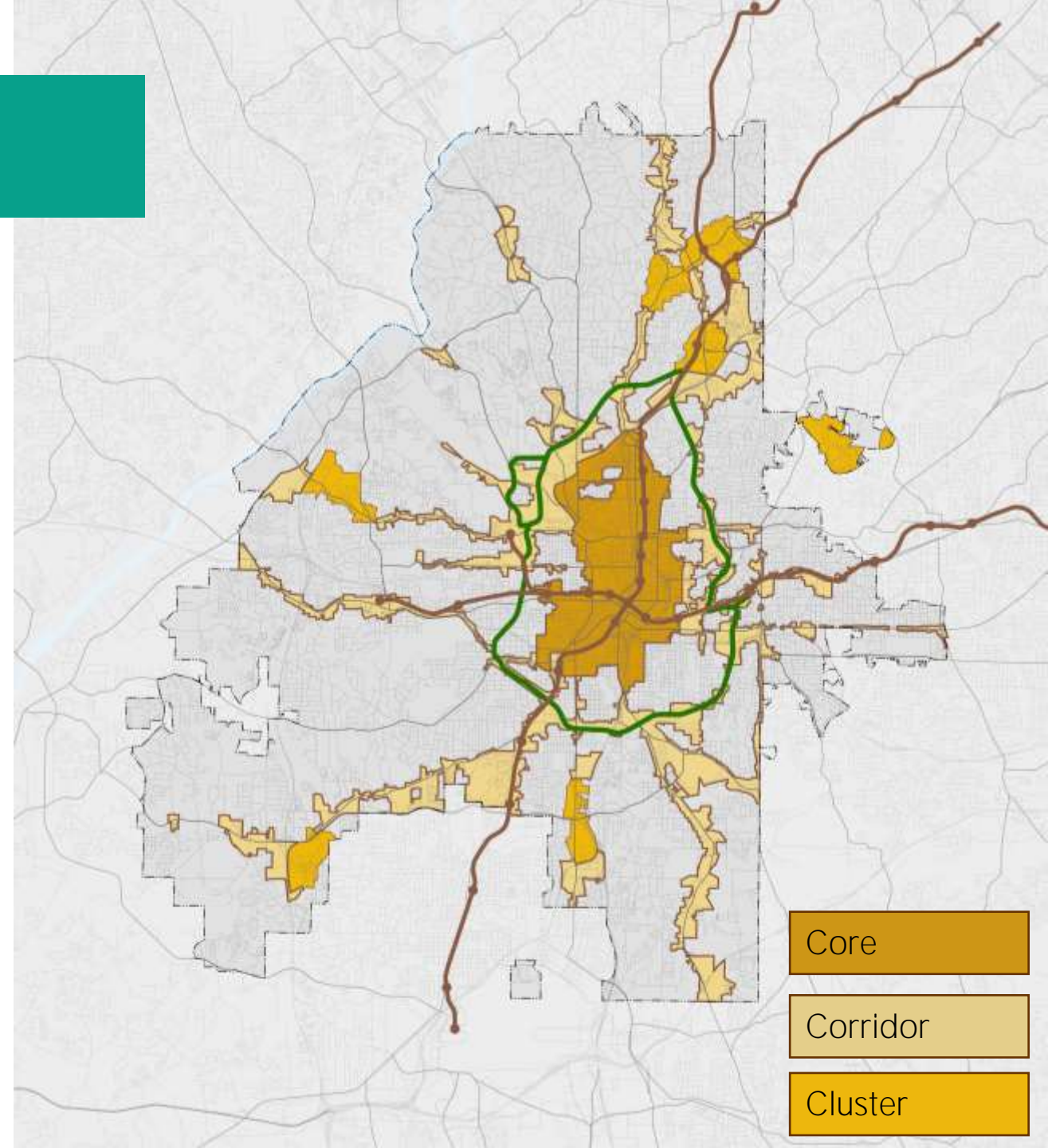
Conservation

GROWTH AREAS

CORE GROWTH AREAS

CORRIDOR GROWTH AREAS

CLUSTER GROWTH AREAS



GROWTH AREA CURRENT ZONES

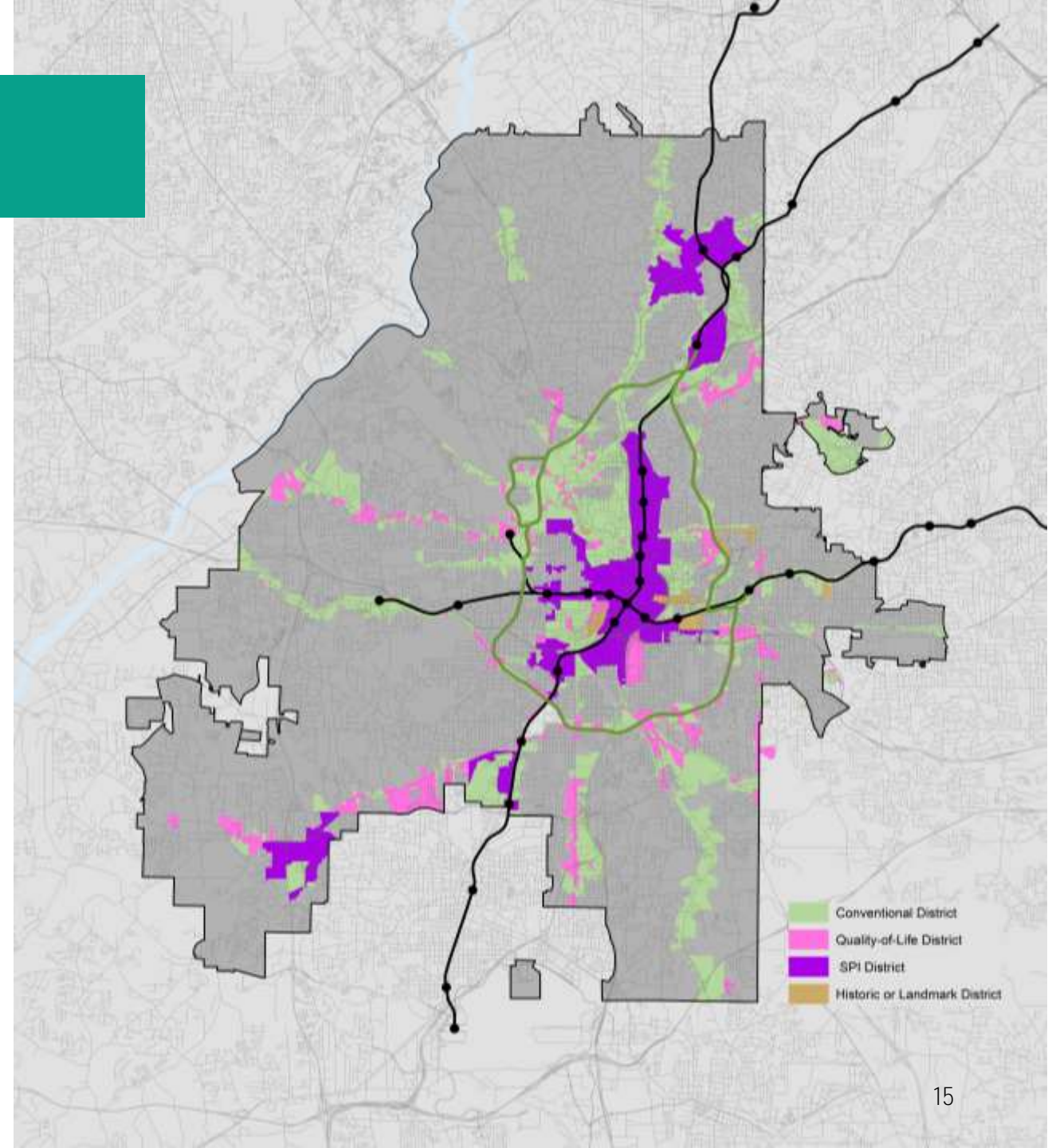
OLDER CONVENTIONAL ZONING

- Commercial, industrial, multifamily
- Auto-oriented or walkable development patterns

NEWER QUALITY-OF-LIFE ZONING

- Mixed-use, multifamily
- Walkable development patterns

SPECIAL PUBLIC INTEREST (SPI) DISTRICTS



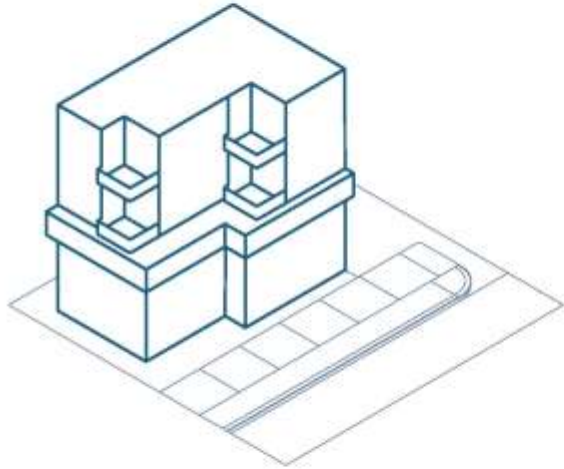
CLARIFYING ZONE STRINGS

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**



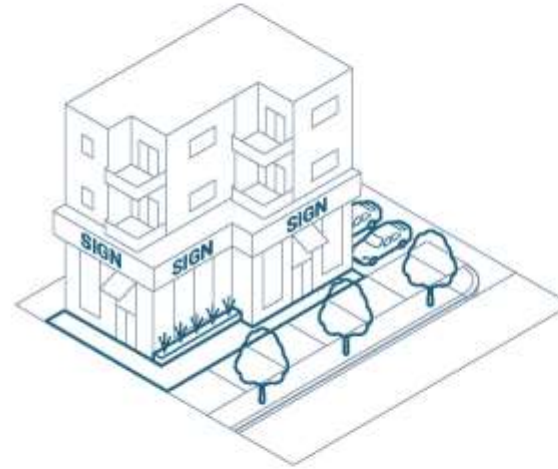
ZONING REGULATIONS



FORM

Regulates building scale and setbacks

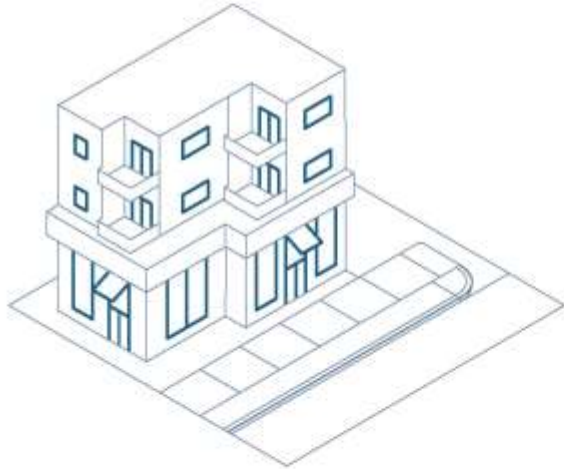
- + Lot width and setbacks
- + Lot coverage and open space
- + Building height and width
- + Upper story bulk controls
- + Floor area



SITE

Regulates site design

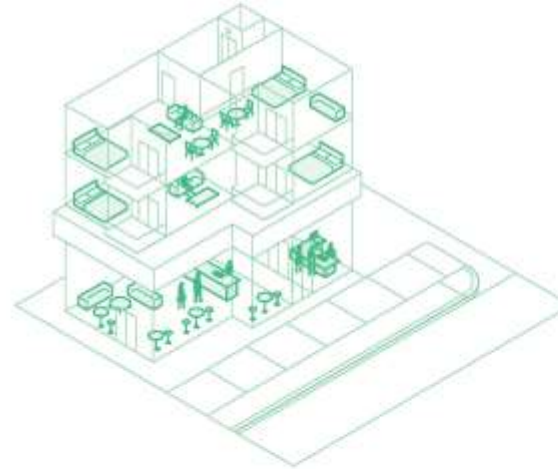
- + Pedestrian and vehicle access
- + Vehicle and bicycle parking
- + Transitions
- + Landscaping and screening
- + Blocks and connectivity



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

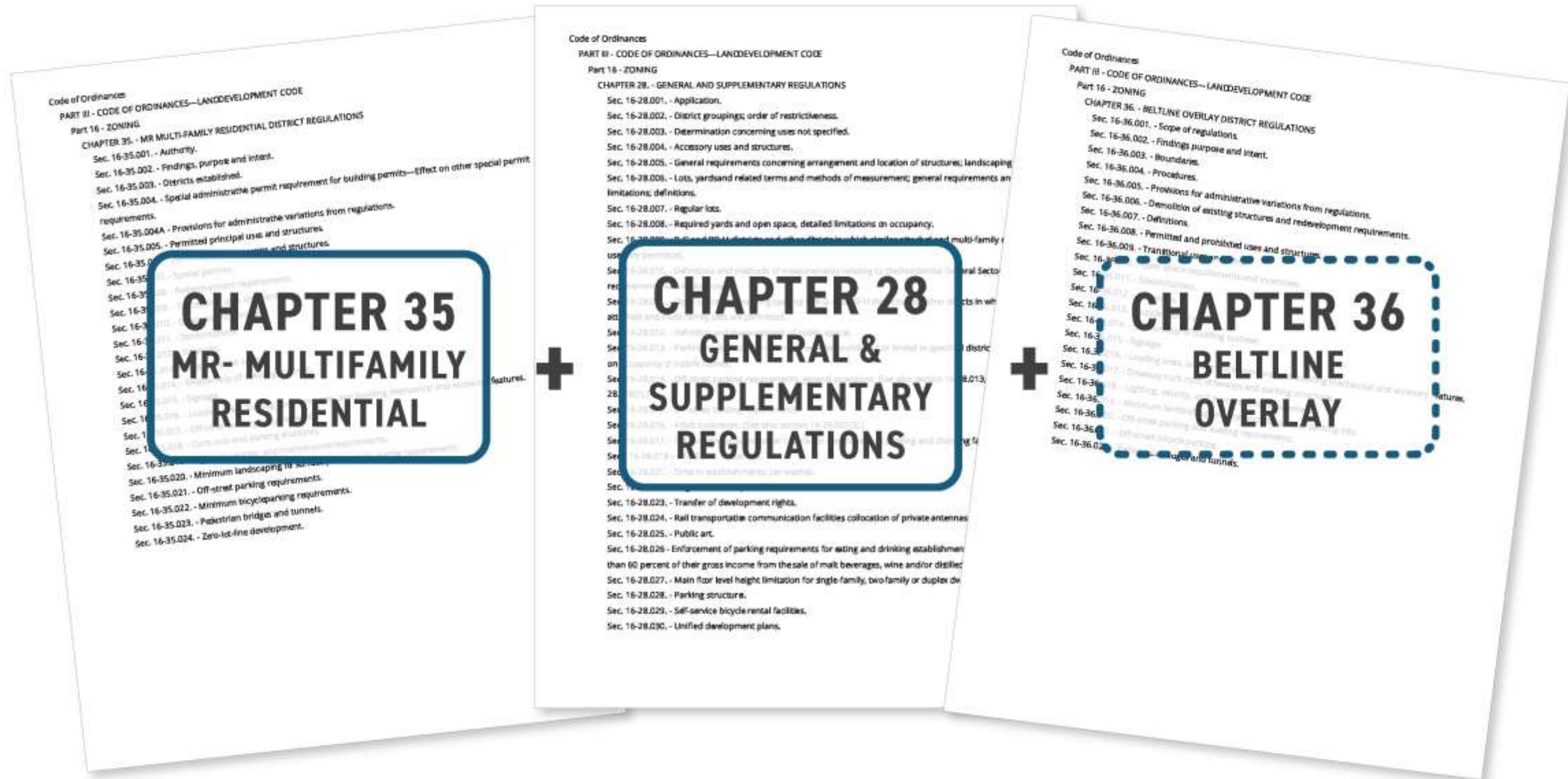


USE

Regulates activities on a lot

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

EXISTING ORGANIZATION OF REGULATIONS



ORGANIZATION OF REGULATIONS TODAY: FORM

Code of Ordinances

PART II - CODE OF ORDINANCES—LANDDEVELOPMENT CODE

Part 16 - ZONING

CHAPTER 35 - MR MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS

- Sec. 16-35.001. - Authority.
- Sec. 16-35.002. - Findings, purpose and intent.
- Sec. 16-35.003. - Districts established.
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- Sec. 16-35.004A. - Provisions for administrative variations from regulations.
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- Sec. 16-35.021. - Off-street parking requirements.
- Sec. 16-35.022. - Minimum bicycle parking requirements.
- Sec. 16-35.023. - Pedestrian bridges and tunnels.
- Sec. 16-35.024. - Zero-lot-line development.

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- Sec. 16-28.015. - Off-street loading requirements.
- Sec. 16-28.016. - Adult businesses. (See also section 16-29.001(3).)
- Sec. 16-28.017. - Design standards and other criteria for electric vehicle parking and charging facilities.
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- Sec. 16-28.022. - Height excluded portions of structures.
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- Sec. 16-28.025. - Public art.
- Sec. 16-28.026. - Enforcement of parking requirements for eating and drinking establishments.
- Sec. 16-28.027. - Main floor level height limitation for single-family, two-family or duplex dwellings.
- Sec. 16-28.028. - Parking structures.
- Sec. 16-28.029. - Self-service bicycle rental facilities.
- Sec. 16-28.030. - Unified development plans.

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ORGANIZATION OF REGULATIONS TODAY: USE

Code of Ordinances

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ORGANIZATION OF REGULATIONS TODAY: SITE

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- Sec. 16-28.011. - Open space and building spacing in R-G and PD-H districts and other districts in which attached and multi-family uses are permitted.
- Sec. 16-28.012. - Definition and measurement of public space.
- Sec. 16-28.013. - Parking and/or storage of certain vehicles prohibited or limited in specified districts on occupancy of mobile homes.
- Sec. 16-28.014. - Off-street parking requirements, general provisions. (See also section 16-28.013, 28.008(7).)
- Sec. 16-28.015. - Off-street loading requirements.
- Sec. 16-28.016. - Adult businesses. (See also section 16-29.001(3).)
- Sec. 16-28.017. - Design standards and other criteria for electric vehicle parking and charging facilities.
- Secs. 16-28.018—16-28.020. - Reserved.
- Sec. 16-28.021. - Drive-in establishments; car washes.
- Sec. 16-28.022. - Height; excluded portions of structures.
- Sec. 16-28.023. - Transfer of development rights.
- Sec. 16-28.024. - Rail transportation communication facilities collocation of private antennas.
- Sec. 16-28.025. - Public art.
- Sec. 16-28.026. - Enforcement of parking requirements for eating and drinking establishments more than 60 percent of their gross income from the sale of malt beverages, wine and/or distilled spirits.
- Sec. 16-28.027. - Main floor level height limitation for single-family, two-family or duplex dwellings.
- Sec. 16-28.028. - Parking structures.
- Sec. 16-28.029. - Self-service bicycle rental facilities.
- Sec. 16-28.030. - Unified development plans.

Code of Ordinances

PART III - CODE OF ORDINANCES—LANDDEVELOPMENT CODE

Part 16 - ZONING

CHAPTER 36. - BELTLINE OVERLAY DISTRICT REGULATIONS

- Sec. 16-36.001. - Scope of regulations.
- Sec. 16-36.002. - Findings purpose and intent.
- Sec. 16-36.003. - Boundaries.
- Sec. 16-36.004. - Procedures.
- Sec. 16-36.005. - Provisions for administrative variations from regulations.
- Sec. 16-36.006. - Demolition of existing structures and redevelopment requirements.
- Sec. 16-36.007. - Definitions.
- Sec. 16-36.008. - Permitted and prohibited uses and structures.
- Sec. 16-36.009. - Transitional uses and yards.
- Sec. 16-36.010. - Open space requirements and incentives.
- Sec. 16-36.011. - Site limitations.
- Sec. 16-36.012. - Sidewalks.
- Sec. 16-36.013. - Supplemental zone.
- Sec. 16-36.014. - Relationship of building to street.
- Sec. 16-36.015. - Signage.
- Sec. 16-36.016. - Loading areas, loading dock entrances and building mechanical and accessory features.
- Sec. 16-36.017. - Driveway curb cuts, driveways and parking structures.
- Sec. 16-36.018. - Lighting, security, and maintenance requirements.
- Sec. 16-36.019. - Minimum landscaping requirements for surface parking lots.
- Sec. 16-36.020. - Off-street parking and loading requirements.
- Sec. 16-36.021. - Off-street bicycle parking.
- Sec. 16-36.022. - Pedestrian bridges and tunnels.

A NEW APPROACH TO ORGANIZING REGULATIONS

FORM

FRONTAGE

USE

SITE

A 1

B 1

C 1

D 1

A 2

B 2

C 2

D 2

A 3

B 3

C 3

+

A 4

B 4

C 4

Standards
for All
Projects

GROWTH AREA

PRELIMINARY DIRECTION - FORM

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

FORM

LOT STANDARDS

KEEP EXISTING AREA AND WIDTH STANDARDS

- Min. area: typically, none
- Min. width: typically, 0 to 20 ft.

RECONCILE LOT COVERAGE AND BUILDING COVERAGE

- Use building coverage in Growth Areas

§ Development controls/minimum lot size + width + building coverage



FORM

LOT STANDARDS

KEEP EXISTING **SIDE SETBACKS** ...

- Typically, none, except for some residential uses

**...EXCEPT WHEN IN CONFLICT WITH
BUILDING CODES**

KEEP EXISTING **REAR SETBACK**
STANDARDS



NO SIDE SETBACK

FORM

LOT STANDARDS

UPDATE THE AMOUNT OF **USABLE**
OPEN SPACE REQUIRED BUT IMPROVE
ITS QUALITY

- Model after standards in Downtown, Midtown, and Buckhead
- Create incentives for higher quality open spaces, living walls, new pedestrian streets, etc.
- Give credit for green roofs

§ Development controls/minimum open space requirements



**USEABLE
OPEN SPACE/
AMENITY SPACE**

FORM

BUILDING STANDARDS

UPDATE HEIGHT STANDARDS

- Make small adjustment to maximum building heights
- Keep existing minimum heights, as applicable
- Align with transitions, as applicable

§ Site limitation/maximum building height



BUILDING STANDARDS

UPDATE MASSING STANDARDS

- Simplify floor area ratios (FARs)
- Remove residential/nonresidential distinctions in mixed-use areas (so use can change over time)
- Keep distinctions in multifamily areas

What is FAR?

Floor area ratio (FAR) is the ratio of total floor area to the size of the piece of land upon which it is built.

$$\text{FAR} = \text{Floor Area} \div \text{Lot Area}$$



FORM

BUILDING STANDARDS

UPDATE MASSING STANDARDS

- Exclude above-ground parking decks from floor area, but align with FRONTAGE STANDARDS
- Keep using bonuses
- Update transfer development rights



FORM

BUILDING STANDARDS

UPDATE MASSING STANDARDS

- Exempt buildings (or portions of buildings) built before 1945 from floor area calculations
- Limit building or facade widths on lower stories, for use in some areas

New concepts not currently in the Zoning Ordinance, except a few historic districts



Image source: Newport

GROWTH AREA PRELIMINARY DIRECTION - FRONTAGE

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

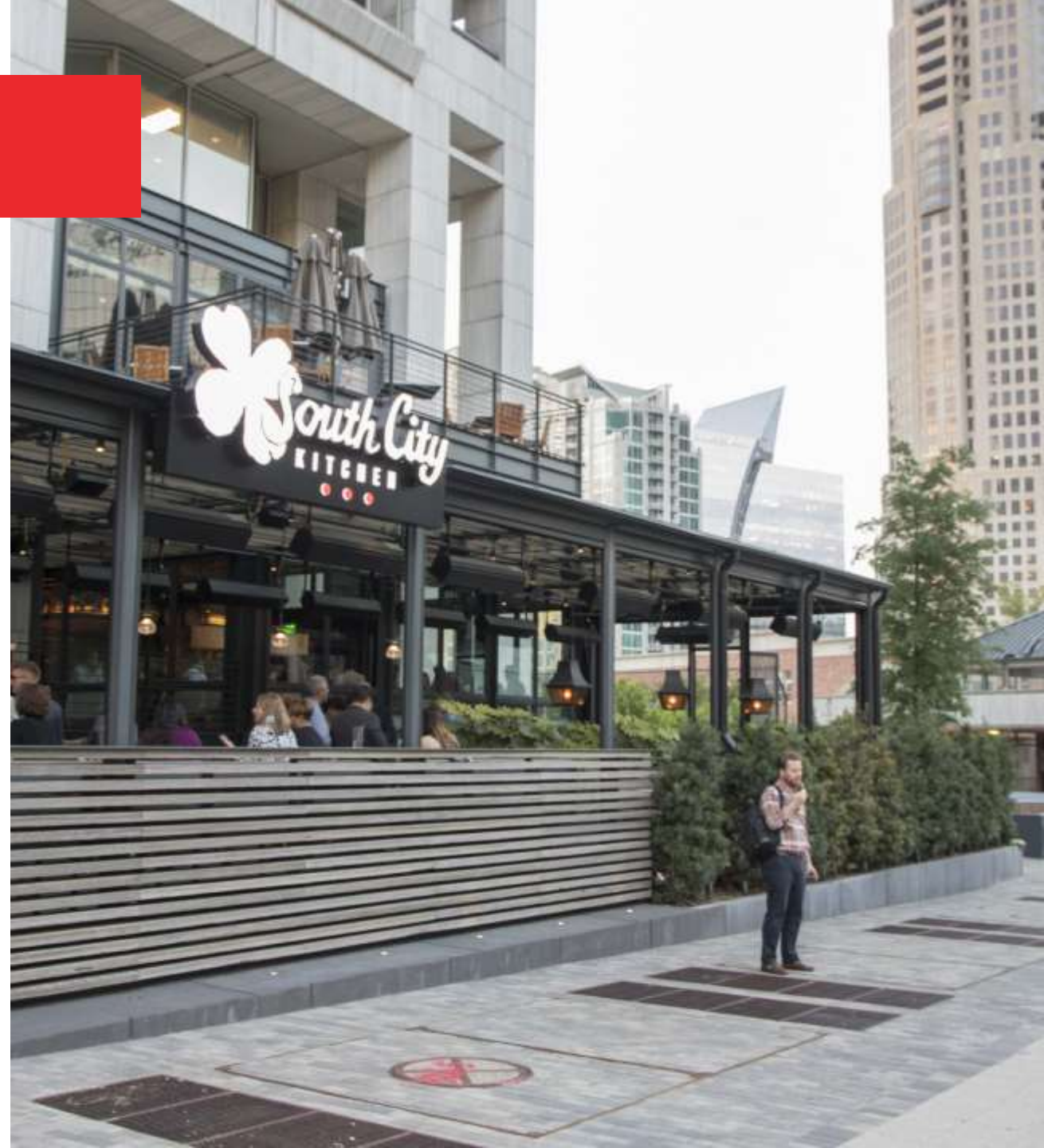
FRONTAGES

FRONTAGE OVERVIEW

FRONTAGE STANDARDS SHAPE THE FRONT OF THE LOT

- The area you see from the sidewalk or the street

§ Relationship of building to street; sidewalks; supplemental zones; yards, etc.



FRONTAGES

STOREFRONT (65%+ GLASS)



FRONTAGES

INDUSTRIAL (30% GLASS)



FRONTAGES

RESIDENTIAL (30% GLASS)



FRONTAGES

CIVIC (NO GLASS STANDARD)



FRONTAGES

WOODED/LANDSCAPING



FRONTAGES
PARKING



FRONTAGES

EMBAYMENT/ARCADE



FRONTAGES

STOREFRONT + LANDSCAPING



FRONTAGES

INDUSTRIAL + STOREFRONT



FRONTAGE TYPES

CREATE A "FLEX" FRONTAGE TYPE

- For areas where it should be easy to convert residential to commercial as market forces change, or
- For areas where maximum use flexibility is appropriate today



FRONTAGES

LOT FRONTAGES

UPDATE FRONT SETBACKS/ SUPPLEMENTAL ZONES

- Use primary street and secondary street standards
- Use maximum setbacks/build-to-zone where they exist today

§ Yards; supplemental zones



FRONT SETBACK/
SUPPLEMENTAL
ZONE

BUILDING FRONTAGES

UPDATE ACTIVE DEPTH REQUIREMENTS

- Keep limits on parking, storage, data centers, etc. along a street

UPDATE GROUND STORY STANDARDS

- Create minimum ceiling heights for storefront and flex space
- Keep nonresidential ground story floor elevation at 5 ft +/- sidewalk

DO NOT CREATE UPPER STORY CEILING HEIGHT STANDARDS



BUILDING FRONTAGES

UPDATE TRANSPARENCY STANDARDS

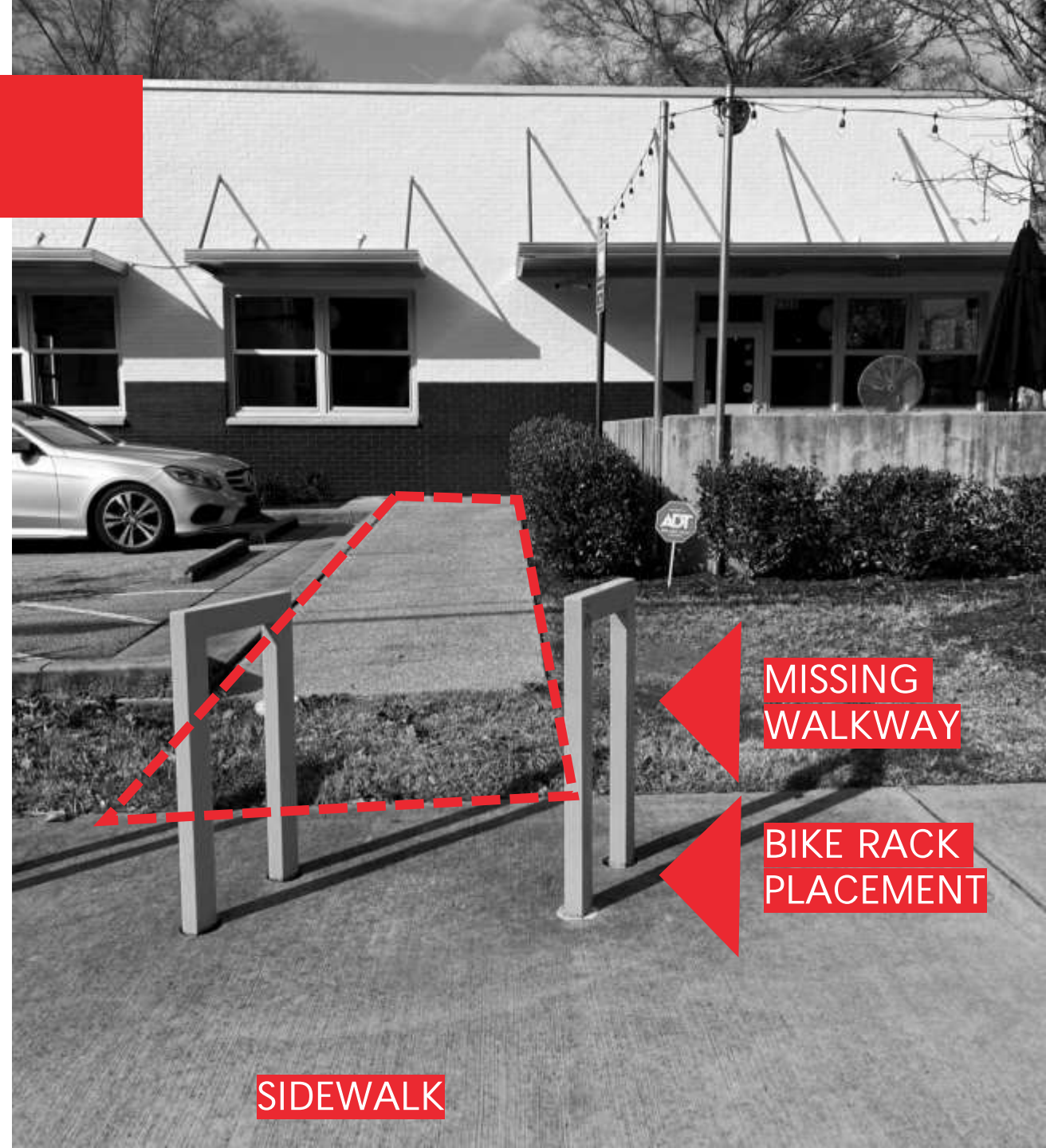
- Standardize storefront requirements
- Reduce the residential amount
- Keep limits on blank walls (except in industrial areas or for civic uses)



BUILDING FRONTAGES

UPDATE PEDESTRIAN ENTRANCE AND ACCESS STANDARDS

- Keep existing entrance requirements
- Require a walkway from the sidewalk to the entrance everywhere, including with major renovations



BUILDING FRONTAGES

UPDATE PARKING DECK DESIGN STANDARDS.

- Update existing ground story standards
- Update existing screening standards.
- Create standards for wrapping parking decks with active uses on all floors along major streets and in other important locations (with relief standards redefined)



GROUND STORY
ACTIVE USES

FRONTAGES

UNWRAPPED PARKING DECKS



WRAPPED PARKING DECKS



FRONTAGES

PARKING LOCATION

KEEP PARKING LOT LOCATION STANDARDS

- Continue to prohibit frontal parking in most areas
- Allow limited front parking in some areas

§ Supplemental zones, yards



REAR PARKING

FRONTAGES

FENCES AND WALLS

KEEP FENCE AND WALL STANDARDS

- Except retaining walls

EXPAND RETAINING WALL HEIGHT LIMITS ALONG THE STREET CITYWIDE

- Exempt industrial areas



STREETSCAPES

KEEP EXISTING STREETSCAPE STANDARDS

- Min. 15 ft. w/street trees on arterials and collectors, core areas
- Min. 11 ft. w/street trees on local streets in other locations
- Custom standards for Peachtree Street, other streets in SPI districts

REQUIRE CONFORMANCE WITH CITY PLANS



GROWTH AREA

PRELIMINARY DIRECTION - USE

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

GENERAL APPROACH

UPDATE USE GROUPINGS AND DEFINITIONS

- Group uses by similar impacts, especially off-site impacts
- Incorporate modern uses
- Create standards for how to classify businesses that combine different types of defined uses

§ Permitted principal uses and structures; permitted accessory uses and structures; special permits; definitions

Div. 7.2. Allowed Use Table

Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Modes						Perimeter Center					
Use Category:	RE	RD	PK	CON	RU	RT	FM	PK	ON	OX	CX	SX	TX	CS	IX	CC	PR	PX	PM	Definition/Standards
Specific Use																				
Residential Uses																				
Household Living																				Sec. 73.1
Single unit detached	P	P	—	—	P	P	L	—	L	L	L	L	L	L	L	L	L	L	L	Sec. 73.1B
Guest house	L	L	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Sec. 73.1C
Short-term rental	L	L	—	—	L	L	L	L	—	L	L	L	L	L	L	L	L	L	L	Sec. 73.1D
Single unit attached	—	—	—	—	P	P	P	P	P	P	L	P	P	P	P	P	P	L	L	Sec. 73.1E Sec. 73.3
Multi-unit	—	—	—	—	—	P	P	—	—	P	L	P	P	P	P	P	P	P	P	Sec. 73.1F Sec. 73.3
Live/work	—	—	—	—	—	L	L	—	—	L	L	L	L	L	—	L	L	L	L	Sec. 73.1G Sec. 73.3
Group Living, except as listed below:	—	—	—	—	—	P	P	—	P	P	L	P	P	P	P	P	P	P	P	Sec. 73.2 Sec. 73.3
Personal care home, up to 3 residents	L	L	—	—	L	L	L	L	—	L	L	L	L	L	L	L	L	L	L	Sec. 73.2E
Personal care home, 4 or more residents	C	C	—	—	C	C	C	C	—	C	C	C	C	C	C	C	C	C	C	Sec. 73.2E
Social Services	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	—	—	Sec. 73.6
Public and Civic Uses																				
Civic																				Sec. 74.1
College/university	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	—	P	P	Sec. 74.1B
Club or lodge, nonprofit	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P	P	—	P	P	Sec. 74.1C
Government facility	C	C	P	—	C	C	C	C	—	P	P	P	P	P	P	P	C	P	P	Sec. 74.1D
Library/museum	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	—	P	P	Sec. 74.1E
Place of worship	C	C	—	—	C	C	C	C	L	L	L	—	P	P	L	L	C	P	P	Sec. 74.1F
Prison/correctional facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	—	—	Sec. 74.1G
School, private (K-12)	C	C	—	—	C	C	C	C	—	L	L	—	P	P	L	L	C	P	P	Sec. 74.1H
School, public (K-12)	P	P	—	—	P	P	P	P	—	P	P	—	P	P	P	P	P	P	P	Sec. 74.1I
Parks and Open Space																				Sec. 74.2
Cemetery/mausoleum	C	C	—	—	C	C	C	C	—	C	C	—	C	C	C	C	C	C	C	Sec. 74.2B
Clubhouse, neighborhood center	P	P	—	—	P	P	P	P	—	P	P	—	P	P	P	P	P	P	P	Sec. 74.2C
Conservation area (up to 1 acre)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 74.2D
Conservation area (more than 1 acre)	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Sec. 74.2D
Golf course	C	C	—	—	L	L	L	L	—	—	—	—	—	—	—	—	—	—	—	Sec. 74.2E
Lodge/retreat/campground	L	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Sec. 74.2F

KEY: P Permitted L Limited Use C Conditional Use Permit — Not Permitted

USE MAKER SPACES

ALLOW SMALL, LOW-IMPACT LIGHT
INDUSTRIAL USES/MAKER SPACES IN
ALL COMMERCIAL/MIXED-USE AREAS

- Model after similar standards in Poncey-Highland and Downtown

New concepts not currently in the Zoning Ordinance, except a few districts



USE

MIXED-USE REQUIREMENTS

UPDATE AND CREATE MIXED-USE REQUIREMENTS

- Keep requirements in I-Mix, some SPIs
- Require for data centers and self storage

REQUIRE GROUND FLOOR COMMERCIAL OR FLEX SPACE

- Large multifamily buildings, hotels, and offices buildings; and
- Near transit (Growth Areas only)

§ Development controls, new concept not currently in the Zoning Ordinance



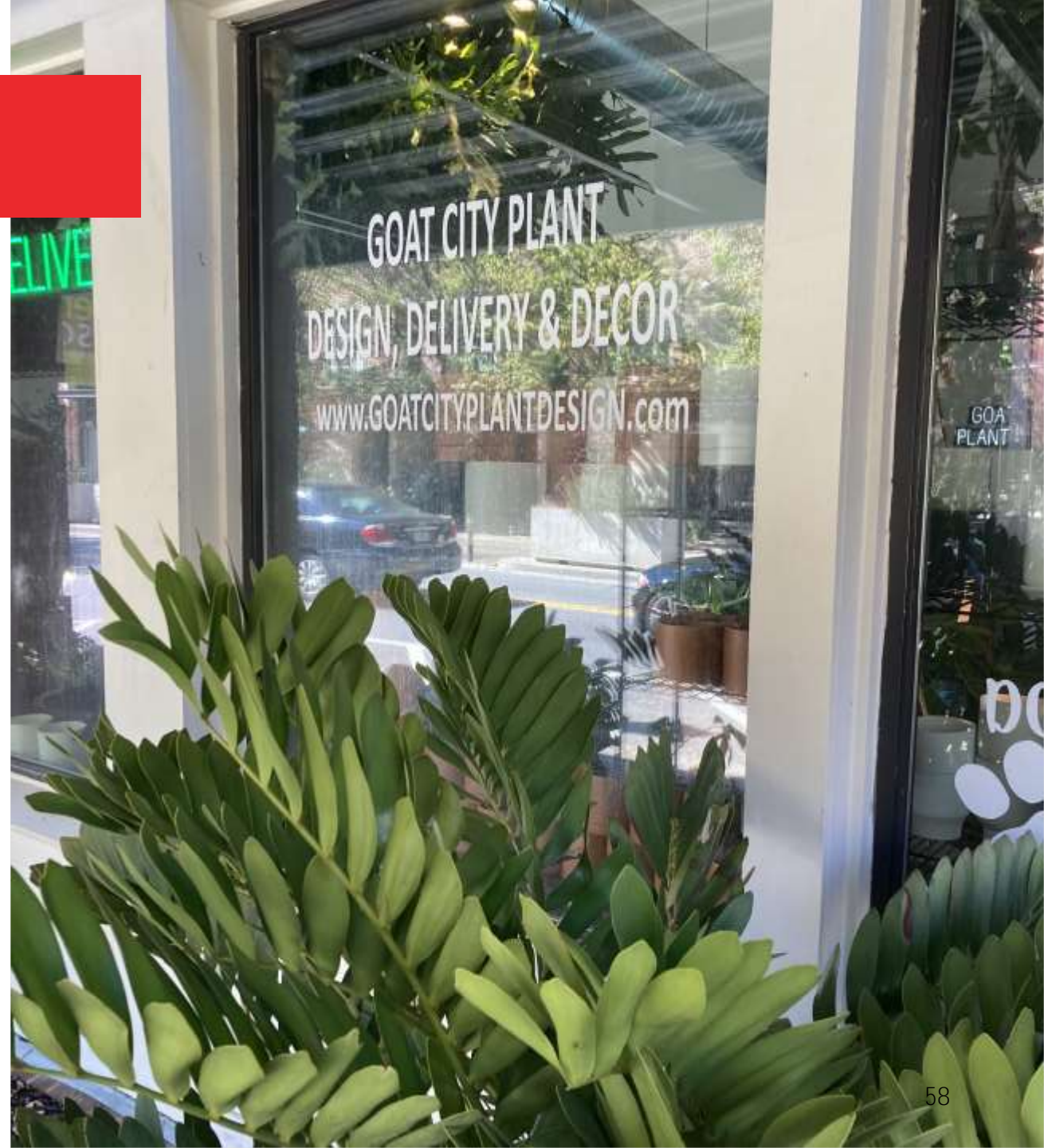
USE

MIXED-USE REQUIREMENTS

REQUIRE SMALL COMMERCIAL SPACES (LESS THAN 1,200 SF) IN LARGE COMMERCIAL DEVELOPMENTS

CREATE NEW WAYS TO CONTROL THE SPREAD OF CERTAIN BUSINESSES

New concepts not currently in the Zoning Ordinance



USE

USE STANDARDS

CREATE STANDARDS TO REDUCE OR ELIMINATE IMPACTS OF SOME USES

- Drive-thrus and drive-ins
- Fuel sales and automotive uses
- Data centers
- Self-storage

Prohibition vs. Use Standards

Prohibition freezes a use in time and makes redevelopment very unlikely

New concepts not currently in the Zoning Ordinance



Courtesy Google Maps

GROWTH AREA

PRELIMINARY DIRECTION - SITE

FOR CONFIRMATION BEFORE WE START WORKING ON THE FIRST DRAFT

SITE

BICYCLE PARKING & ACCESS

INCREASE PARKING REQUIREMENTS
IN SOME AREAS

- Link requirements to demand

REMOVE EXISTING UPPER LIMIT ON
THE AMOUNT OF BIKE SPACES
REQUIRED



VEHICLE PARKING & ACCESS

CONSOLIDATE PARKING STANDARDS

- Remove the few remaining minimum requirements
- Add maximum limits where they **don't exist and link them to context** and alternative transportation access

DEVELOP STANDARDS FOR **VARIANCE REQUESTS** TO EXCEED A PARKING MAXIMUM



SITE

VEHICLE PARKING & ACCESS

KEEP EXISTING EXEMPTIONS

- High-capacity transit, pre-1965 buildings, affordable housing, small commercial spaces, etc.

KEEP DRIVEWAY AND CURB CUT STANDARDS

KEEP AND EXPAND INCENTIVES FOR ALLEY USE

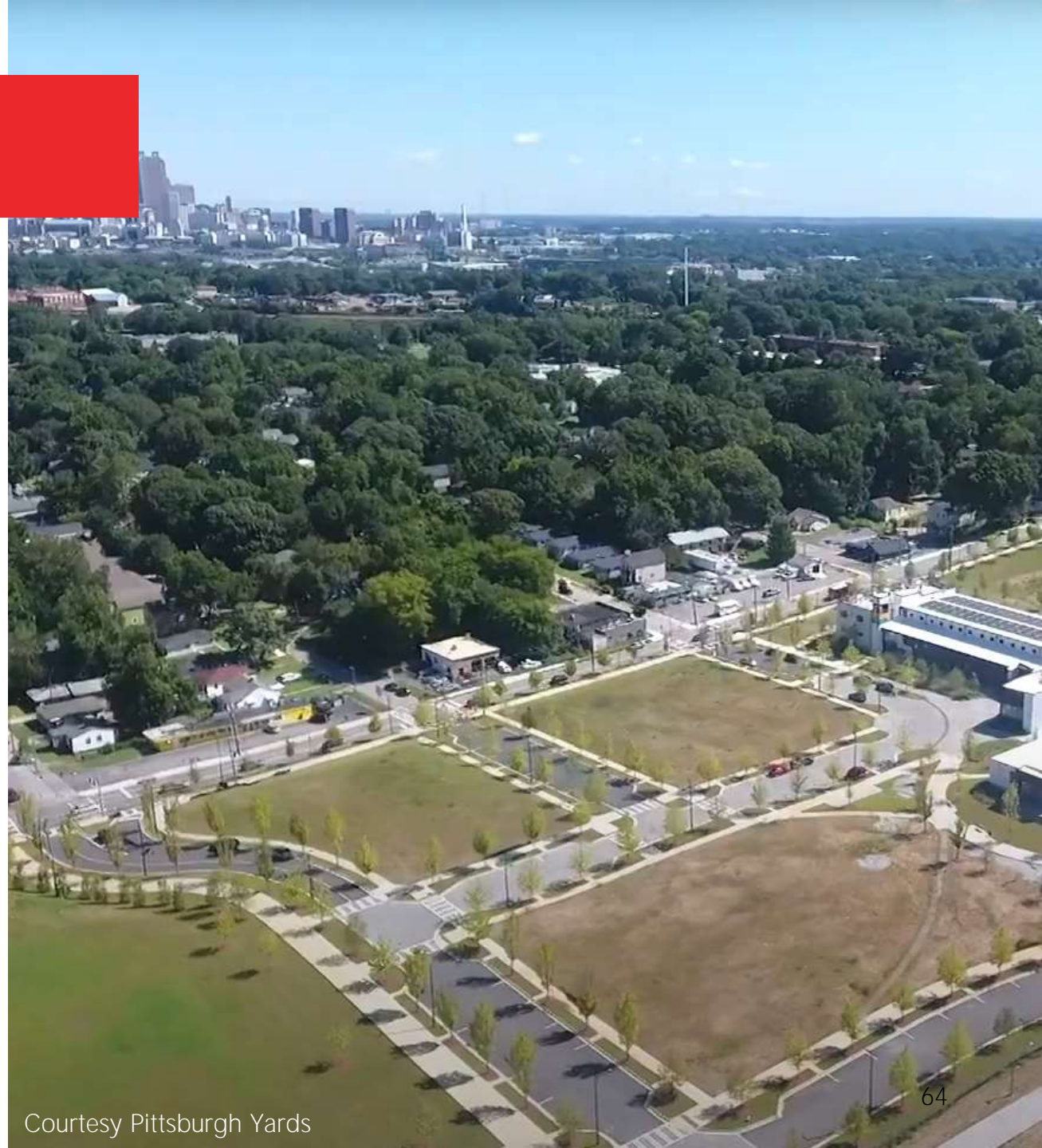
§ Curb cuts and parking structures; transitional yards; new concepts



SITE ALL SITES

UPDATE EXISTING BLOCK LAYOUT AND CONNECTIVITY STANDARDS

- Define blocks by traditional streets, shared spaces, or bicycle/pedestrian streets, but not driveways



SITE

A SHARED STREET



SITE

A BICYCLE/PEDESTRIAN STREET



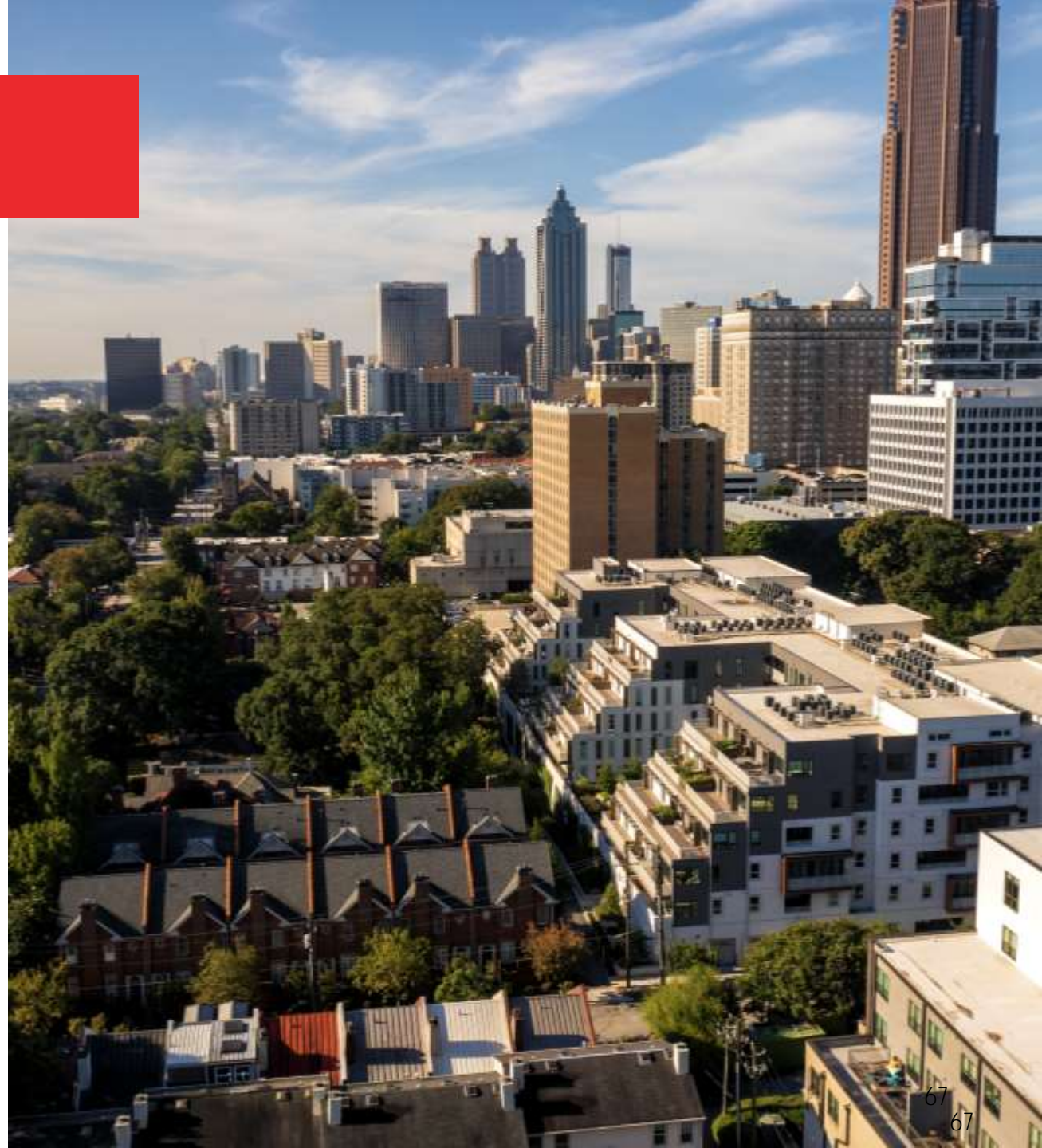
SITE ALL SITES

EXPAND THE TYPES OF TRANSITIONS NEXT TO LESS INTENSE AREAS

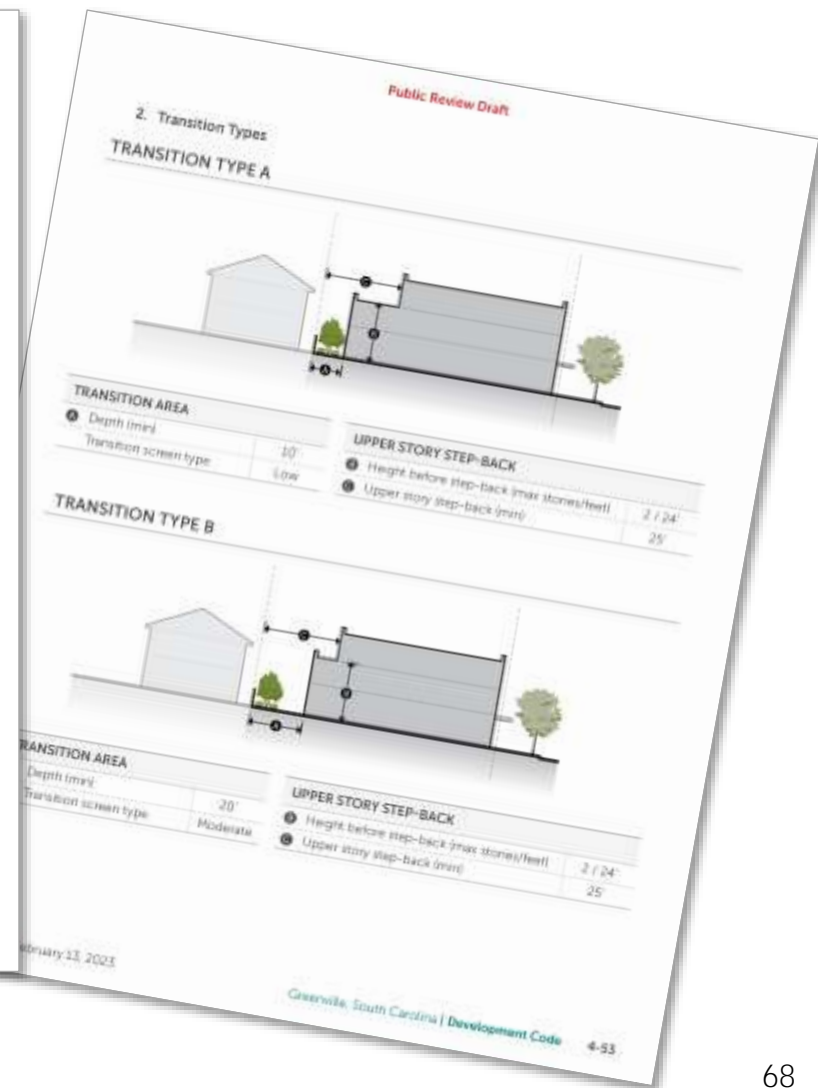
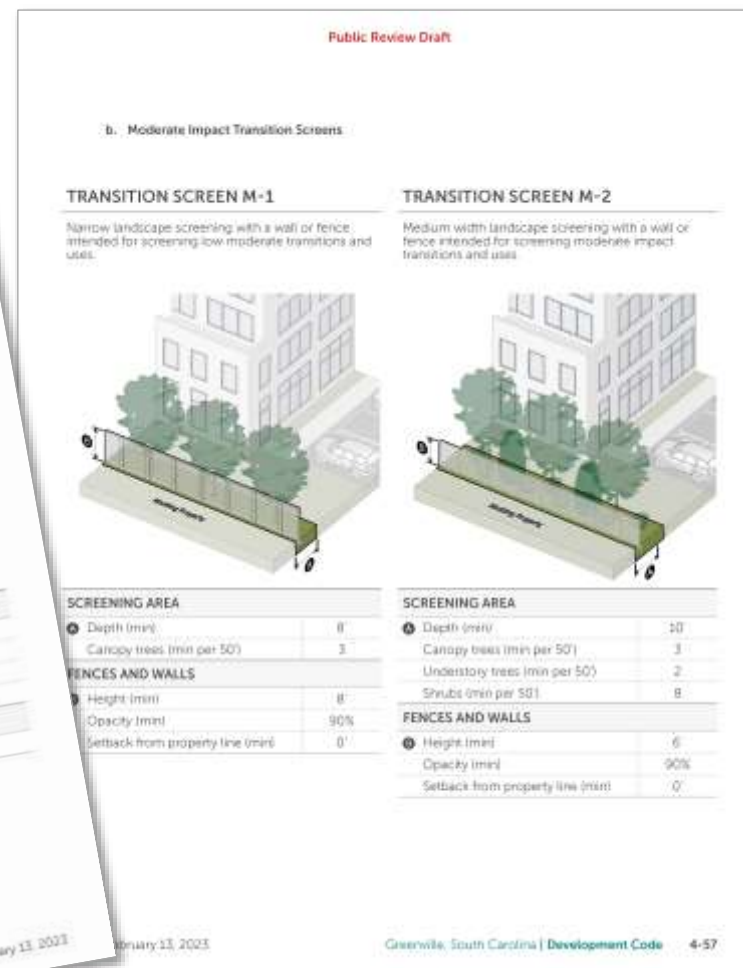
- Consolidate height transitions with buffers/screening
- Use existing transitional height plane, or
- Step backs where a height plane is not appropriate

CONTINUE TO PROHIBIT SOME USES IN TRANSITIONS

- Drive-Thru lanes and service windows, vehicular repairs, etc.



SITE CONSOLIDATED TRANSITIONS

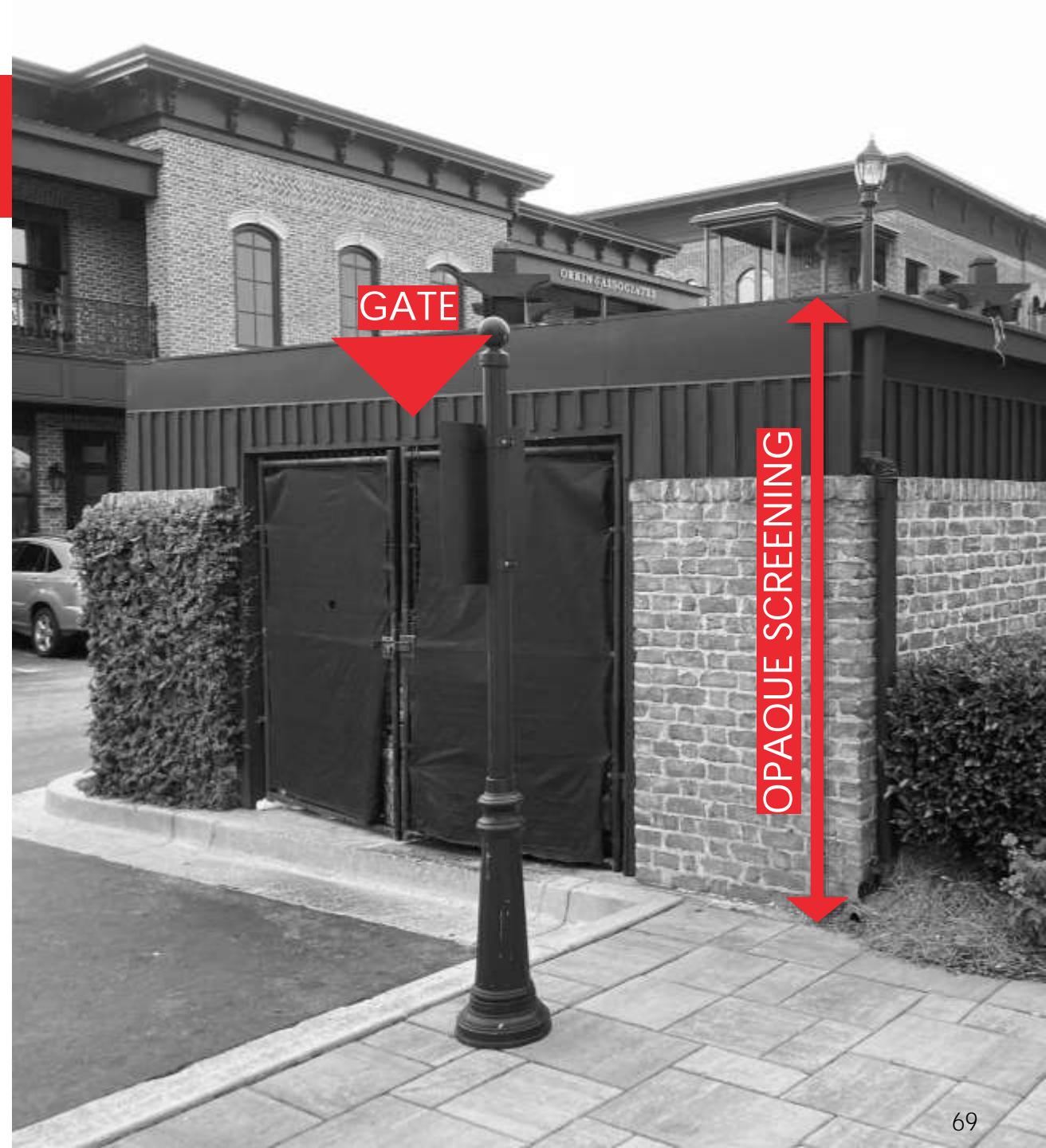


SITE
ALL SITES

EXPAND EXISTING SCREENING
STANDARDS FOR CERTAIN SITE
FEATURES CITYWIDE

- Dumpsters
- Loading docks
- Mechanical features
- Outdoor storage areas, including vehicle fleets

§ Loading areas, loading dock entrances and building mechanical and accessory features; other City Codes besides the Zoning Ordinance

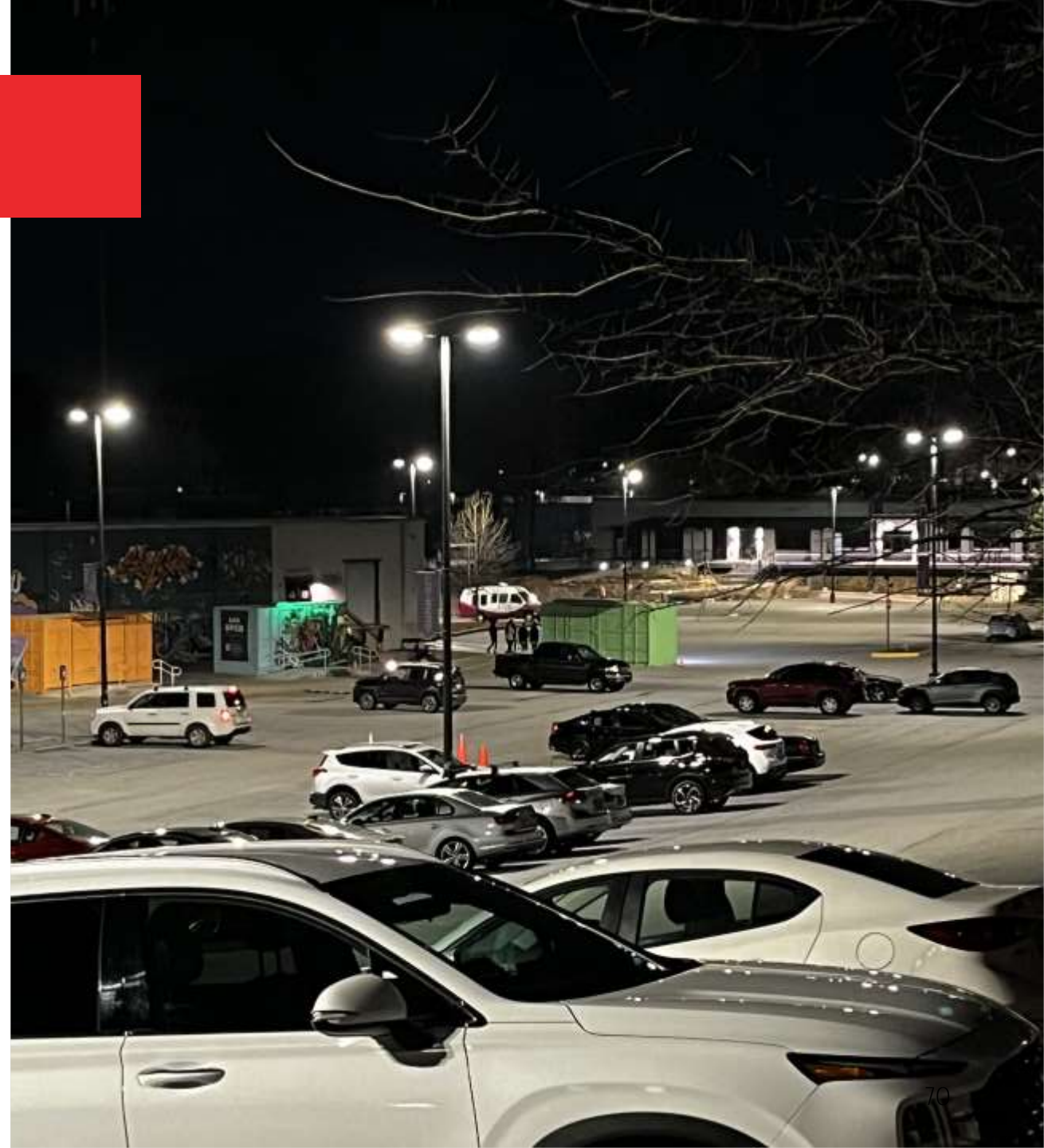


SITE

ALL SITES

CREATE CONSISTENT OUTDOOR LIGHTING STANDARDS

- Standards for parking lot
- Standards for lights directed towards residential uses



The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #3

CONCEPTS APPLIED

CHRISTY DODSON, CODE STUDIO

February 28, 2023

DCP

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

EXAMPLE: MR-3 IN GROWTH AREA CLUSTER

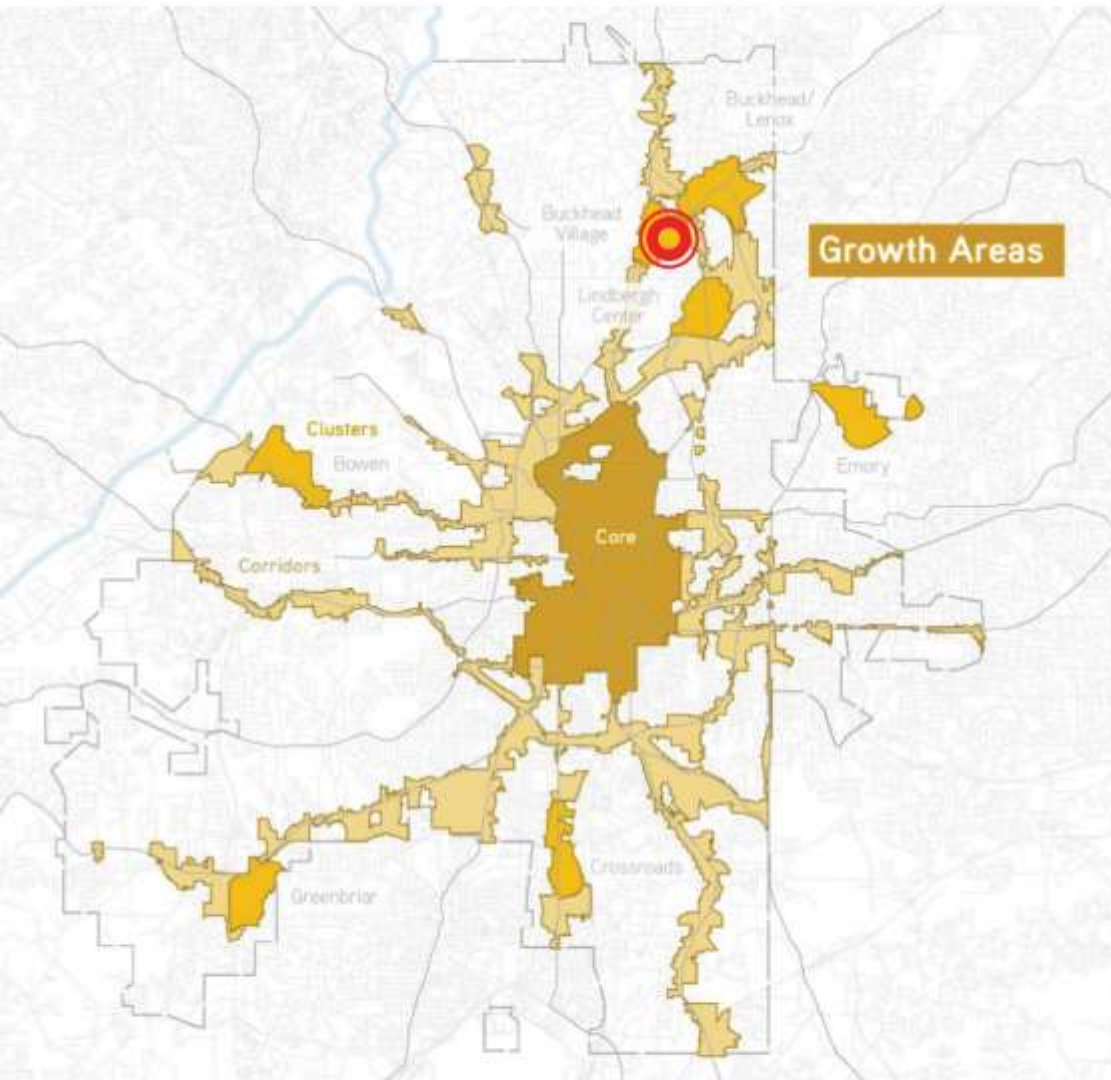


Image Source: Atlanta City Design

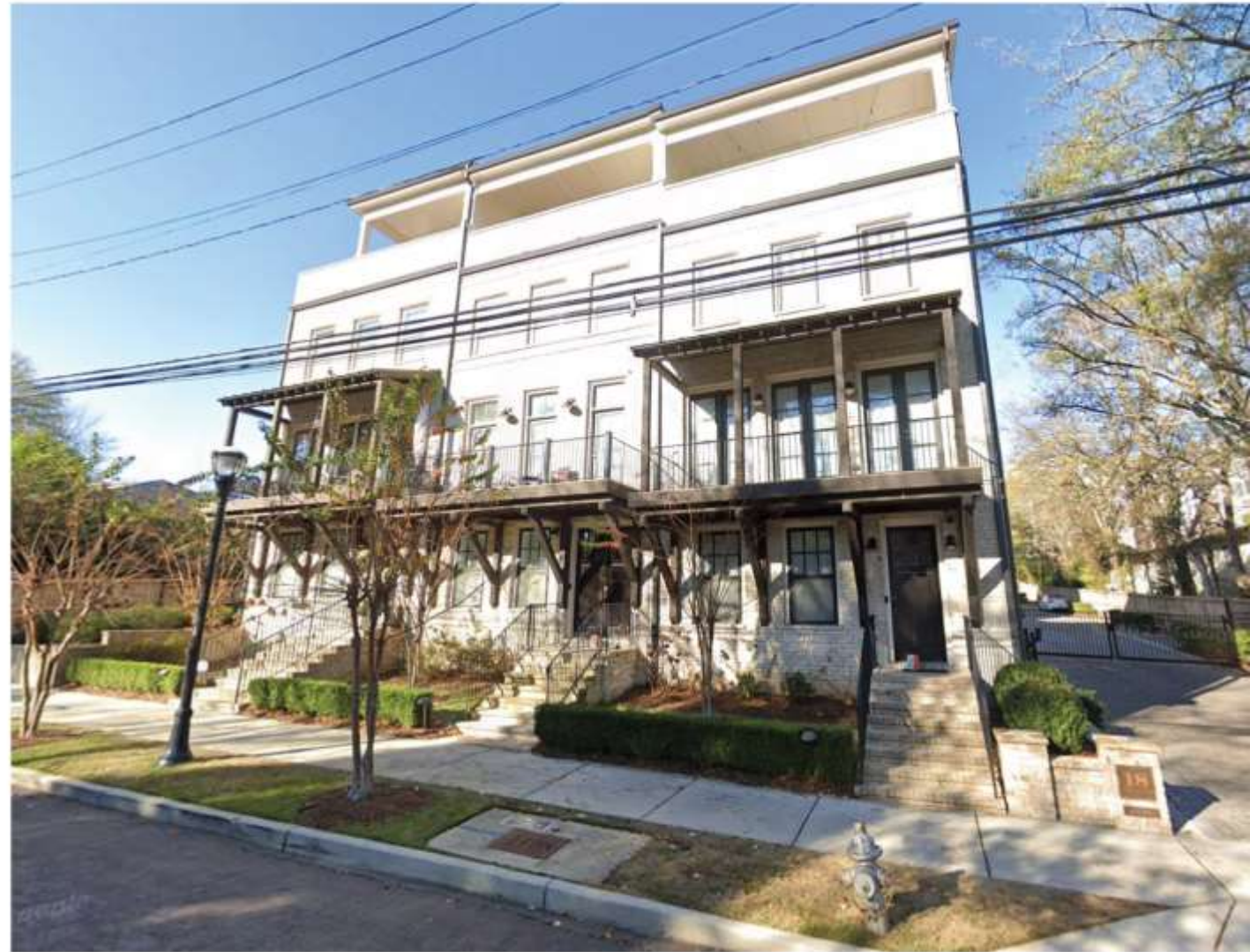


Image Source: Google Maps

EXAMPLE: MR-3 IN GROWTH AREA CLUSTER

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

D 3

+

Standards
for All
Projects

EXAMPLE: MR-3 IN GROWTH AREA CLUSTER



Image Source: Google Maps

A1

FORM

- Building Width: **Moderate**
- Coverage/FAR: **Moderate**
- Height: **Moderate**

B1

FRONTAGE

- Type: **Residential**
- Front Setback: **Moderate**
- Sidewalk Width: **Moderate**

C1

USE

- Package: **Residential,
Limited
Commercial**

D1

SITE

- Parking: **75%**
- Vehicle Access: **Side/Rear**
- Signs: **Pedestrian**

EXAMPLE: SPI-2 IN GROWTH AREA CORRIDOR

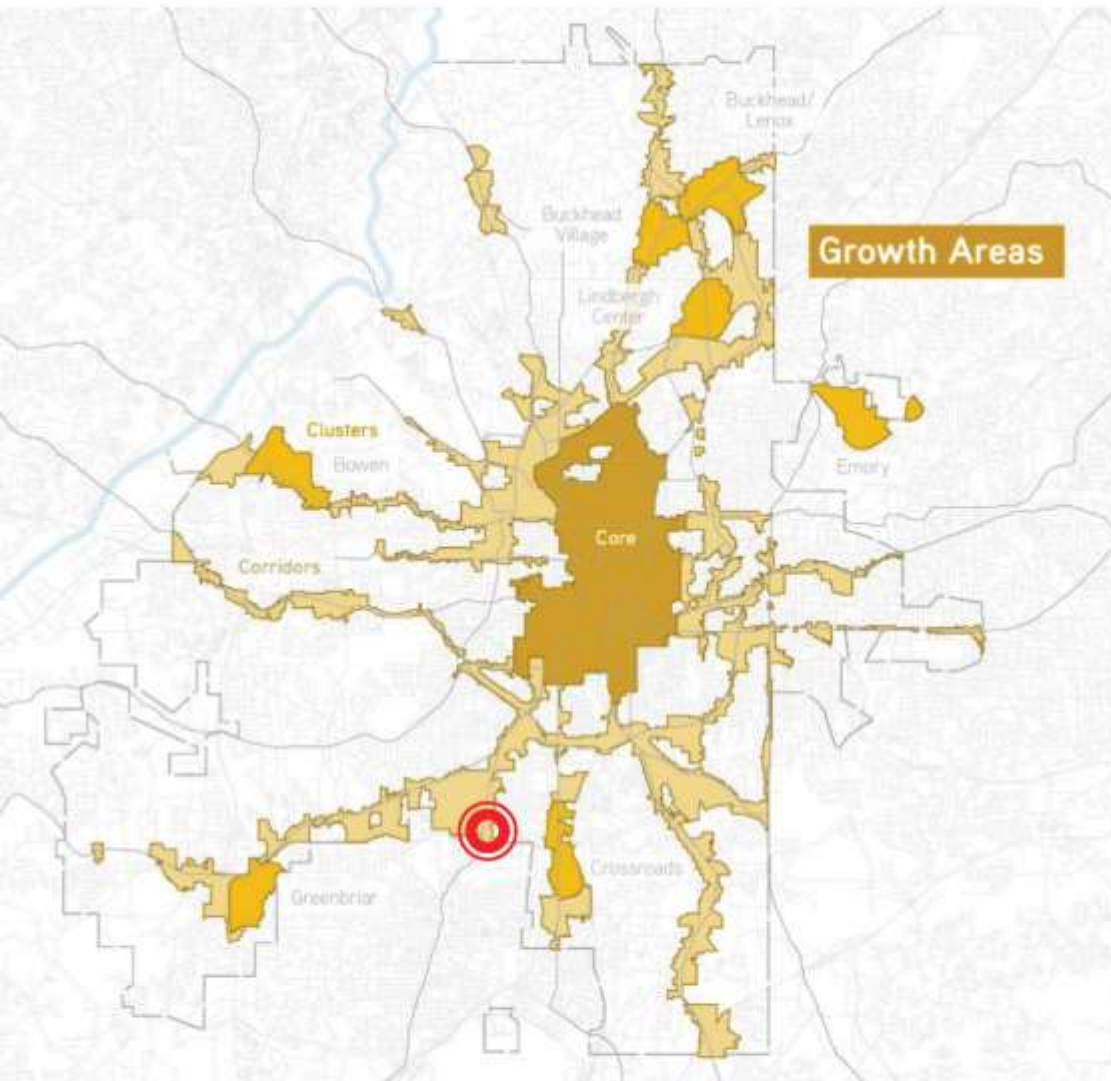


Image Source: Atlanta City Design



Image Source: Google Maps

EXAMPLE: SPI-2 IN GROWTH AREA CORRIDOR

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

D 3

+

Standards
for All
Projects

EXAMPLE: SPI-2 IN GROWTH AREA CORRIDOR



Image Source: Google Maps

A2

FORM

- Building Width: **Wide**
- Coverage/FAR: **Moderate**
- Height: **Moderate**

B2

FRONTAGE

- Type: **General**
- Front Setback: **Moderate**
- Sidewalk Width: **Moderate**

C2

USE

- Package: **Residential, Commercial, Mixed Use**

D2

SITE

- Parking: **50%**
- Vehicle Access: **Rear**
- Signs: **Pedestrian**

EXAMPLE: MRC-3 IN GROWTH AREA CORRIDOR

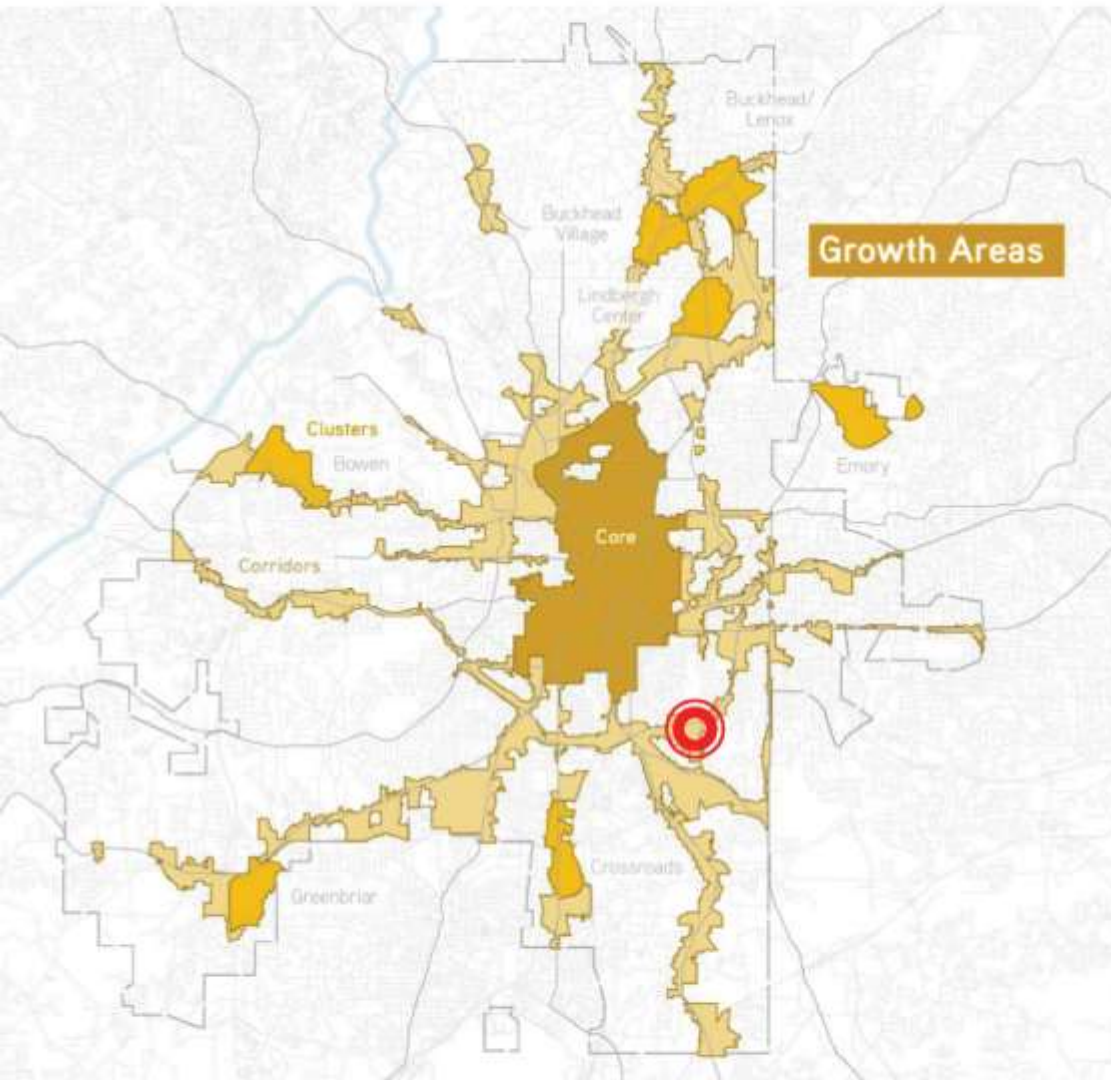


Image Source: Atlanta City Design



Image Source: Google Maps

EXAMPLE: MRC-3 IN GROWTH AREA CORRIDOR

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

D 3

+

Standards
for All
Projects

EXAMPLE: MRC-3 IN GROWTH AREA CORRIDOR



Image Source: Google Maps

A2

FORM

- Building Width: **Wide**
- Coverage/FAR: **Moderate**
- Height: **Moderate**

B3

FRONTAGE

- Type: **General**
- Front Setback: **Shallow**
- Sidewalk Width: **Wide**

C2

USE

- Package: **Residential, Commercial, Mixed Use**

D2

SITE

- Parking: **50%**
- Vehicle Access: **Rear**
- Signs: **Pedestrian**

EXAMPLE: MRC-3 IN GROWTH AREA CORE

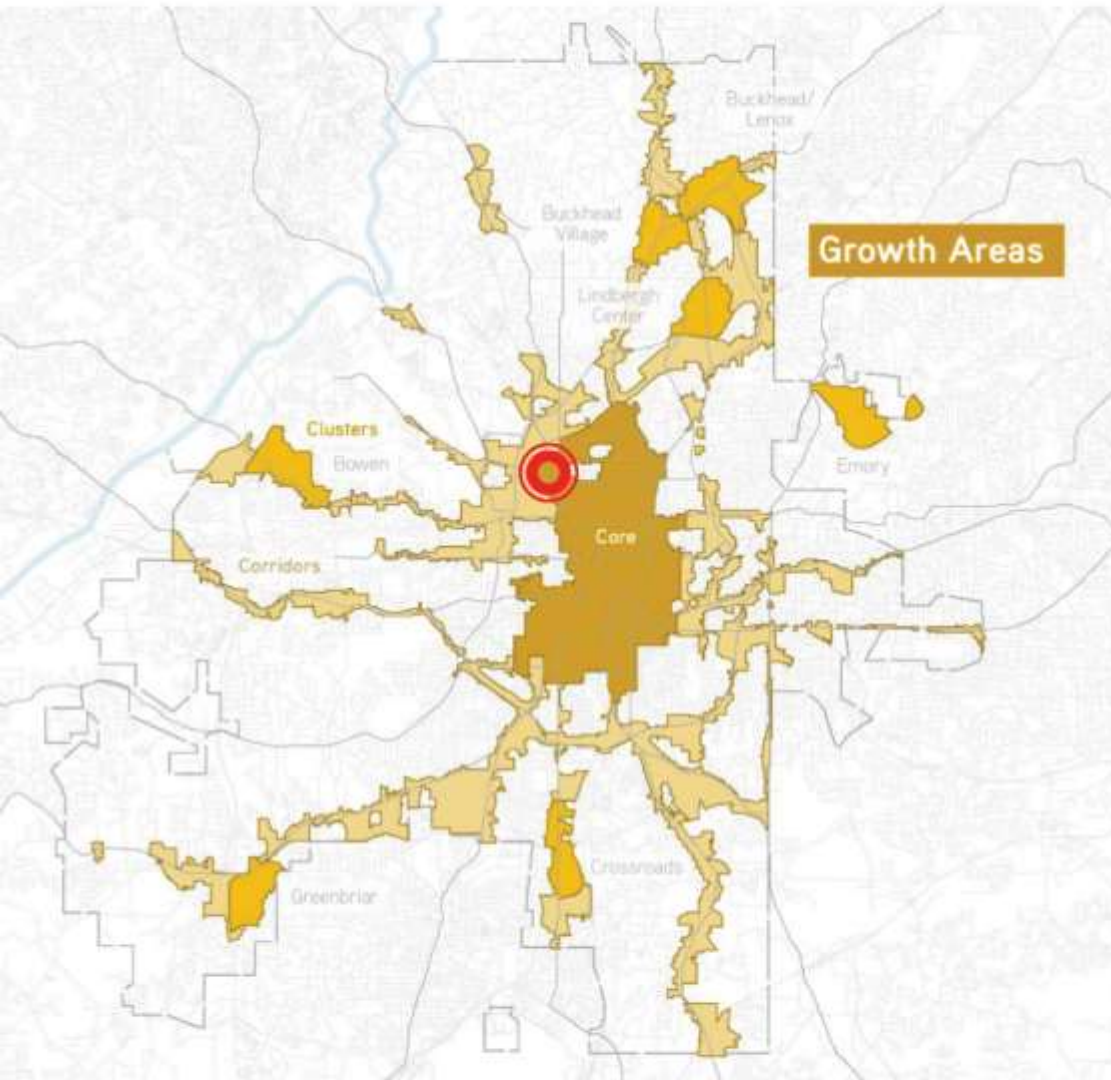


Image Source: Atlanta City Design



Image Source: Google Maps

EXAMPLE: MRC-3 IN GROWTH AREA CORE

FORM		FRONTAGE		USE		SITE
A 1		B 1		C 1		D 1
A 2		B 2		C 2		D 2
A 3	—	B 3	—	C 3	—	D3
A 4		B 4		C 4		+
						Standards for All Projects

EXAMPLE: MRC-3 IN GROWTH AREA CORE



Image Source: Google Maps

A3

FORM

- Building Width: **Wide**
- Coverage/FAR: **High**
- Height: **High**

B3

FRONTAGE

- Type: **General**
- Front Setback: **Shallow**
- Sidewalk Width: **Wide**

C3

USE

- Package: **Res., Comm.,
Mixed Use,
Industrial Flex**

D2

SITE

- Parking: **50%**
- Vehicle Access: **Rear**
- Signs: **Pedestrian**

EXAMPLE: SPI-1 IN GROWTH AREA CORE

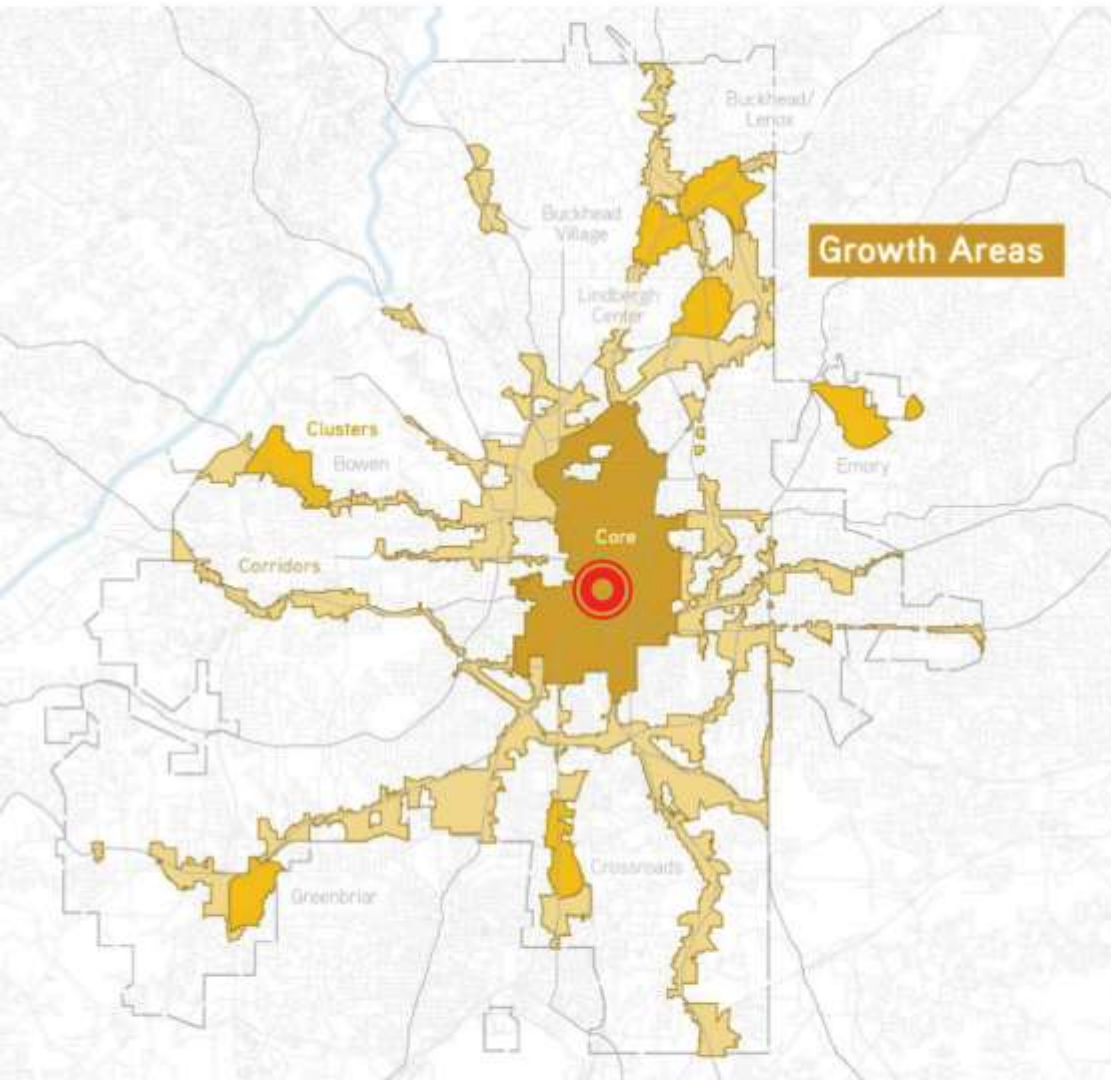


Image Source: Atlanta City Design



Image Source: Newport

EXAMPLE: SPI-1 IN GROWTH AREA CORE

FORM		FRONTAGE		USE		SITE
A 1		B 1		C 1		D 1
A 2		B 2		C 2		D 2
A 3	—	B 3	—	C 3	—	D3
A 4		B 4		C 4		+
						Standards for All Projects

EXAMPLE: SPI-1 IN GROWTH AREA CORE

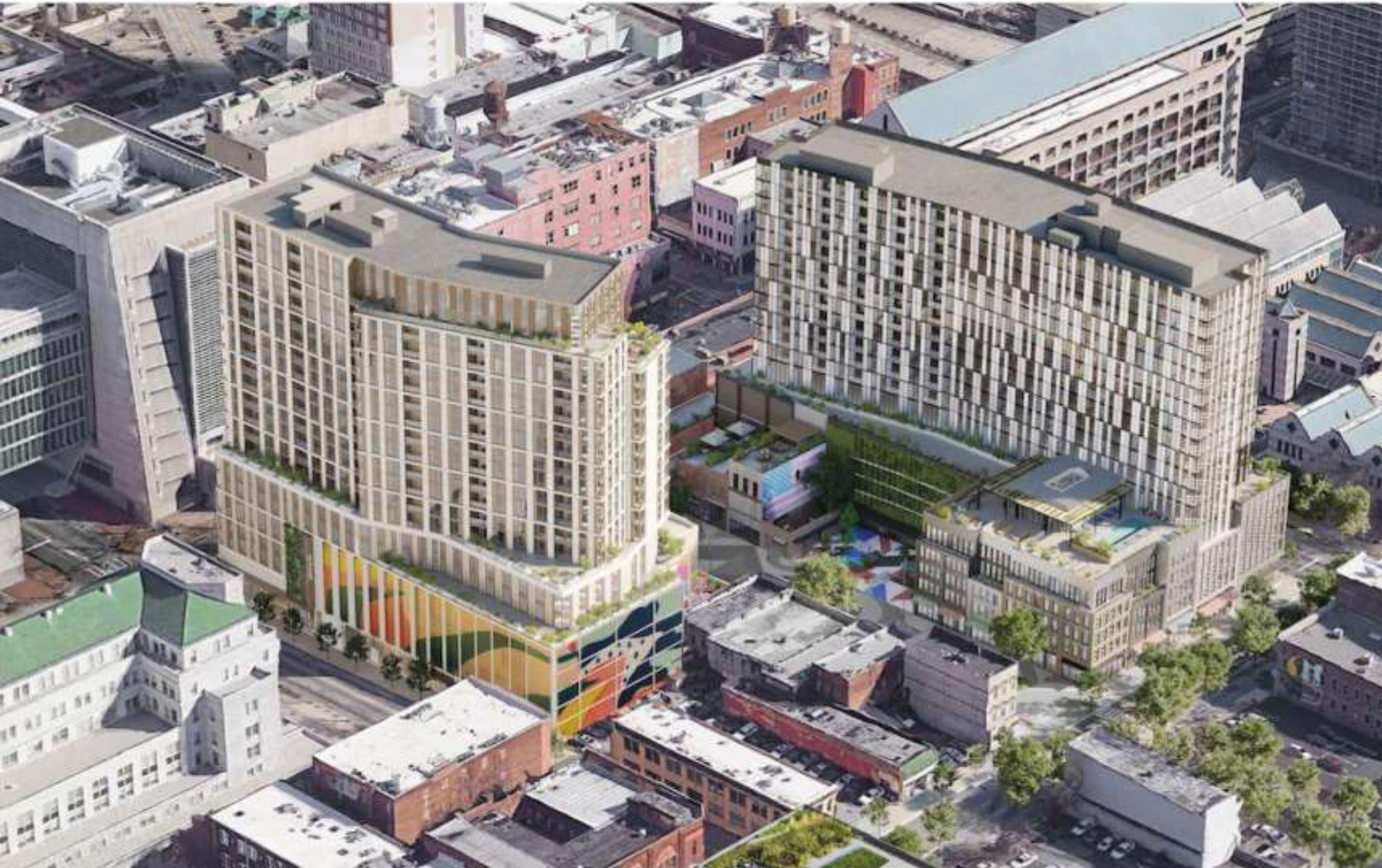


Image Source: Newport

A3

FORM

- Building Width: **Wide**
- Coverage/FAR: **High**
- Height: **High**

B4

FRONTAGE

- Type: **Shopfront**
- Front Setback: **Shallow**
- Sidewalk Width: **Wide**

C3

USE

- Package: **Res., Comm.,
Mixed Use,
Industrial Flex**

D3

SITE

- Parking: **0%**
- Vehicle Access: **Rear**
- Signs: **Special**

OPTIONS FOR NAMING ZONE STRINGS

OPTION 1: ZONE STRING IS DISTRICT NAME

FORM		FRONTAGE		USE		SITE
A1	—	B1	—	C1	—	D1

OPTION 2: ZONE STRING IS SUMMARIZED BY DISTRICT NAME

MIXED USE 1		FORM		FRONTAGE		USE		SITE
MX-1	=	A1	—	B1	—	C1	—	D1

UPDATE

QUESTIONS AND ANSWERS

25 MINUTES

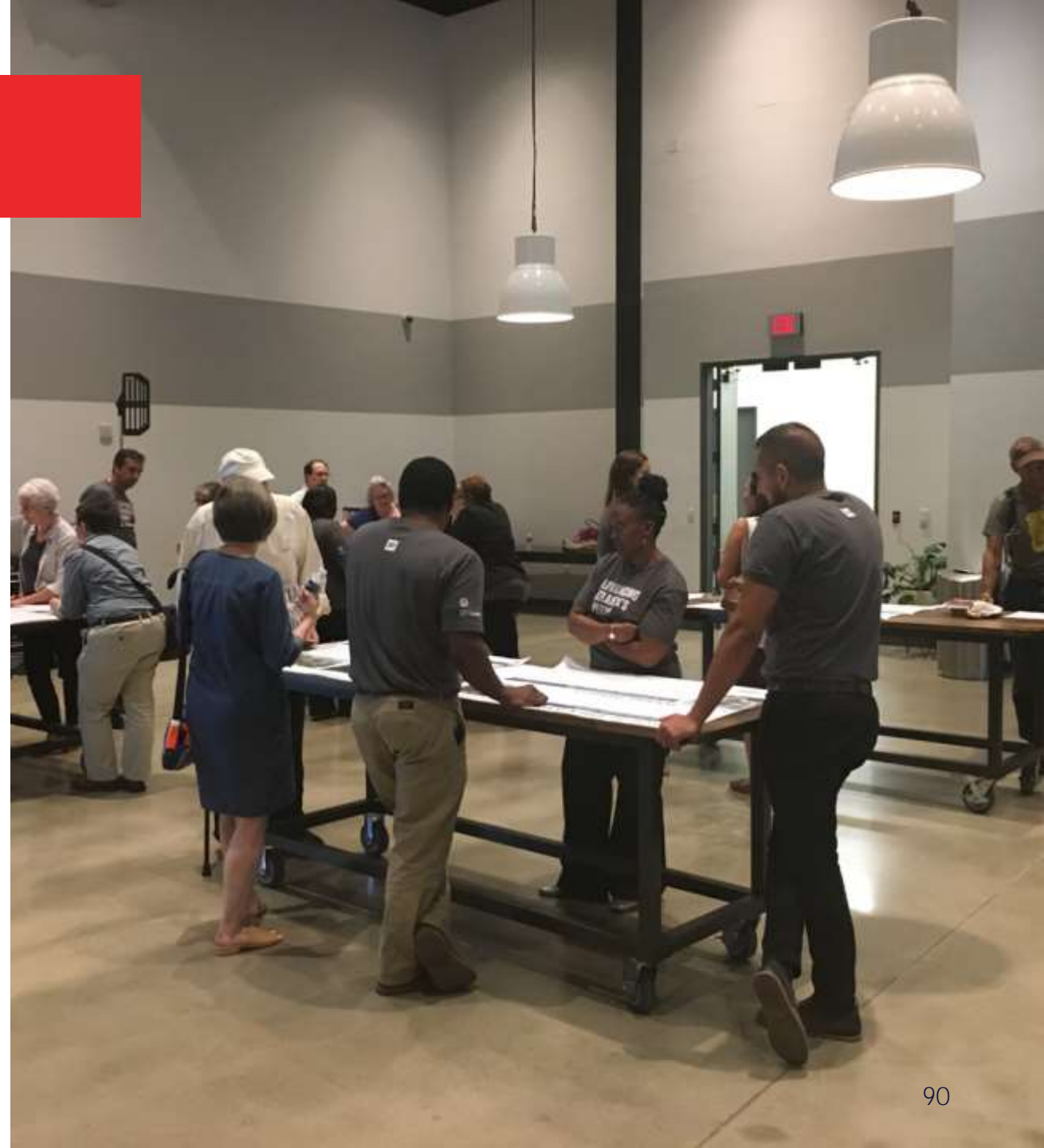
EXERCISES

IN-PERSON TONIGHT

ONLINE THROUGH 3/10

- 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#4

Conservation Area Alternatives

April 20, 2023 @ 6:30 PM
Junction 2800

2800 Campbellton Rd SW
Atlanta, GA 3031

PARTICIPATE
IN THE
EXERCISES

