

# CONSERVATION AREA PRELIMINARY DIRECTION - GENERAL PT 1

Scan here to  
share your  
thoughts  
online



## Primary Question

Do you have any ideas for **GENERAL STANDARDS** in all Conservation Areas that you haven't previously shared in-person or online?

Use the online survey or write your ideas on a sticky note and post it here.

Please ask if you need help!

## Clarifying Questions (Optional)

» Should these concepts be included in the first draft of the new Zoning Ordinance?

### Keep Many Existing Standards

1. Keep R1 – R5 (or equivalent).
  - » Including existing floor area ratios
2. Keep Neighborhood Commercial (NC) Districts.
3. 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)

### Update Some Standards

4. Require matching existing front setbacks in some areas (that want it).
5. Calculate floor area the same in all districts.

6. Include accessory buildings in floor area in all districts.
7. Allow two-bedroom accessory dwelling units (where allowed).

### Create New Standards

8. 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
9. Create conservation frontage tools for areas that don't want to be historic districts but do want some limited standards.

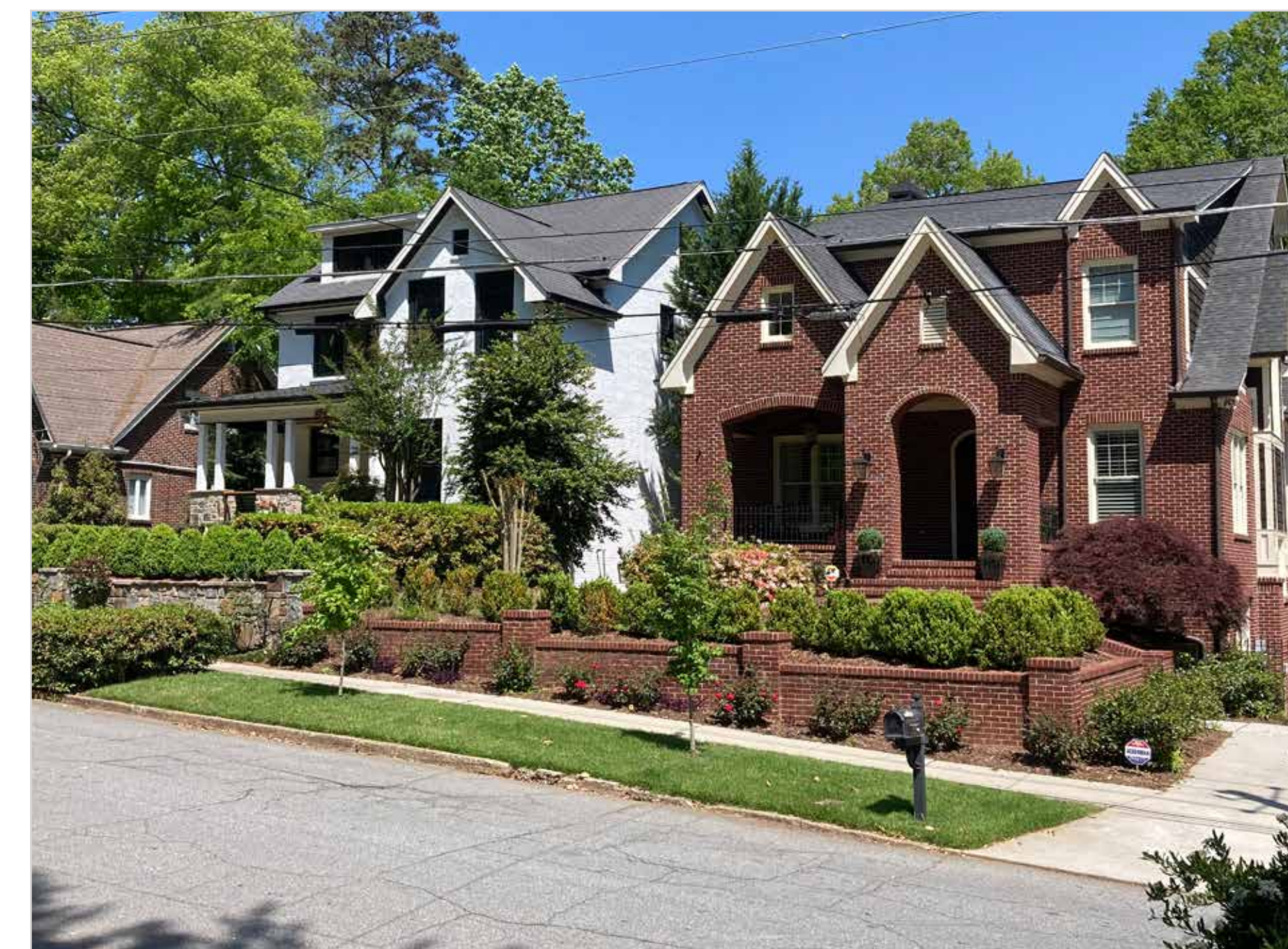


Photo courtesy Terry E. Kearns



# CONSERVATION AREA PRELIMINARY DIRECTION - GENERAL PT 2

Scan here to share your thoughts online



## Clarifying Questions (Optional)

» Should these concepts be included in the first draft of the new Zoning Ordinance?

### Create New Standards (continued)

10. Update standards for double frontage lots to avoid requiring variances.

11. Allow pre-1945 storefronts to always be used for commercial uses (but with limits on the type and size of businesses).

12. Develop new “use districts” that could apply to some areas desiring a detached “house” character.

» See potential new “use districts” at right.

#### Note

In the table at right, “use districts” that already exist are excluded. All existing use districts will be carried over into the new Zoning Ordinance.

### Get rid of zoning tools that will no longer be needed

13. Get rid of all Planned Development (PD Districts), even in Growth Areas, except PD-CS.

#### Did you know?

Planned Development - Conservation (PD-CS) allows houses to be clustered on a smaller portion of the site, thereby preserving open space.

#### Key

P = Permitted

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



Photo by Darin Givens

Use District (illustrative only)	Single-Unit	Attached or Detached ADU	Cottage Court/ Pocket Neighb'd	Up to 4 Units	Up to 8 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



# CONSERVATION AREA PRELIMINARY DIRECTION - URBAN

Scan here to  
share your  
thoughts  
online



## Primary Question

Do you have any ideas for **ZONING STANDARDS** in Urban Conservation Areas that you haven't previously shared in-person or online?

Use the online survey or write your ideas on a sticky note and post it here.

Please ask if you need help!

### Remember

Ideas for changing a property's land use should be shared during the Comprehensive Plan Update.

## Clarifying Questions (Optional)

» Should these concepts be included in the first draft of the new Zoning Ordinance?

### Form standards

14. Reduce R-4B (or equivalent) lot width standards when vehicle access is provided from a new or existing open alley.
15. Adjust accessory building height to allow two full stories (typically 20 ft today).
16. Reduce side setbacks in some Urban Conservation Areas to match existing patterns.
17. Allow asymmetrical side setbacks in some Urban Conservation Areas to match existing patterns.
18. Create new lot standards for the typical 45-50 ft. wide, 5,000 sf Urban Conservation Area lot.
19. Develop a sliding scale for nonconforming lot of record side setback and coverage standards.

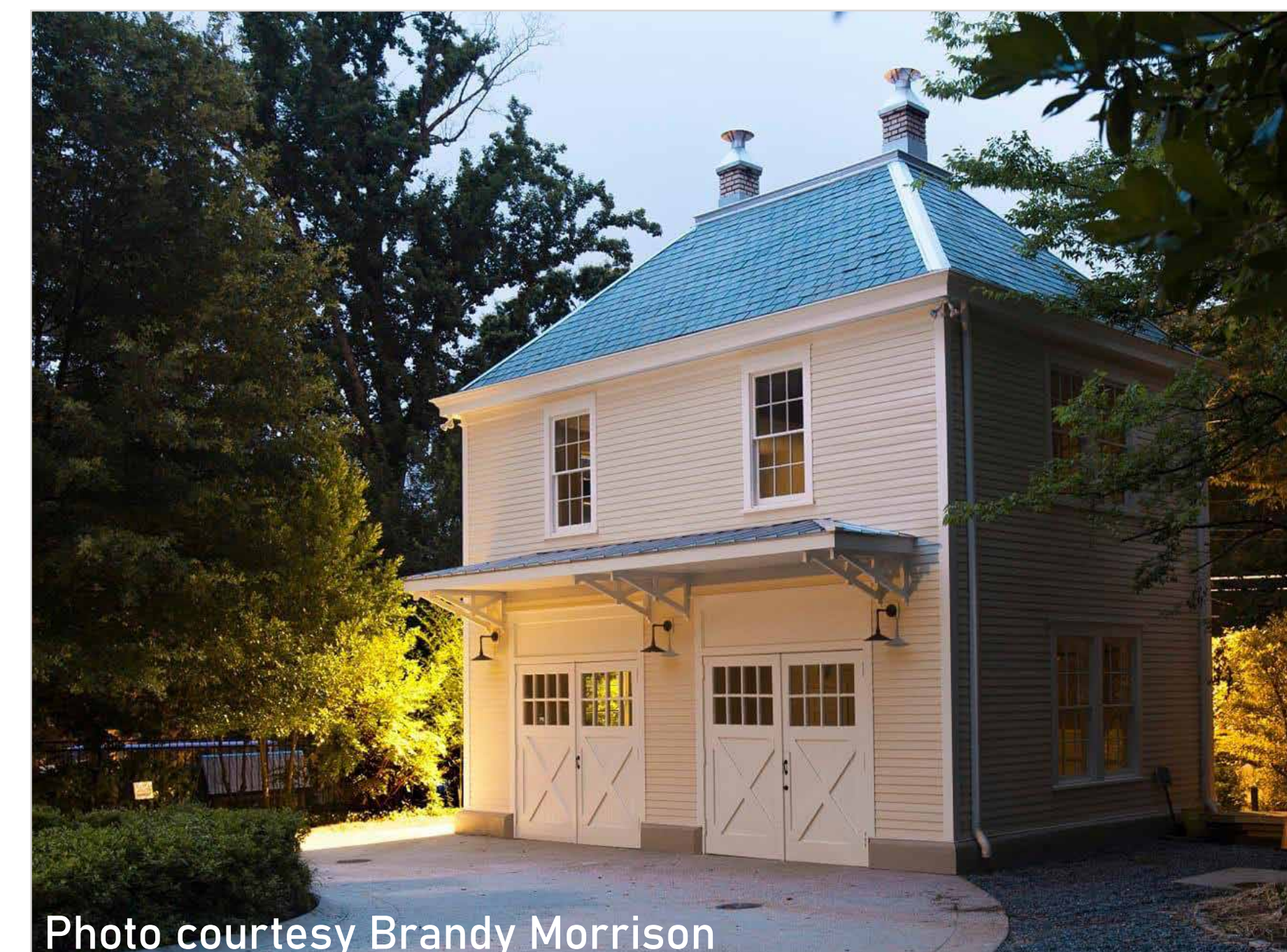


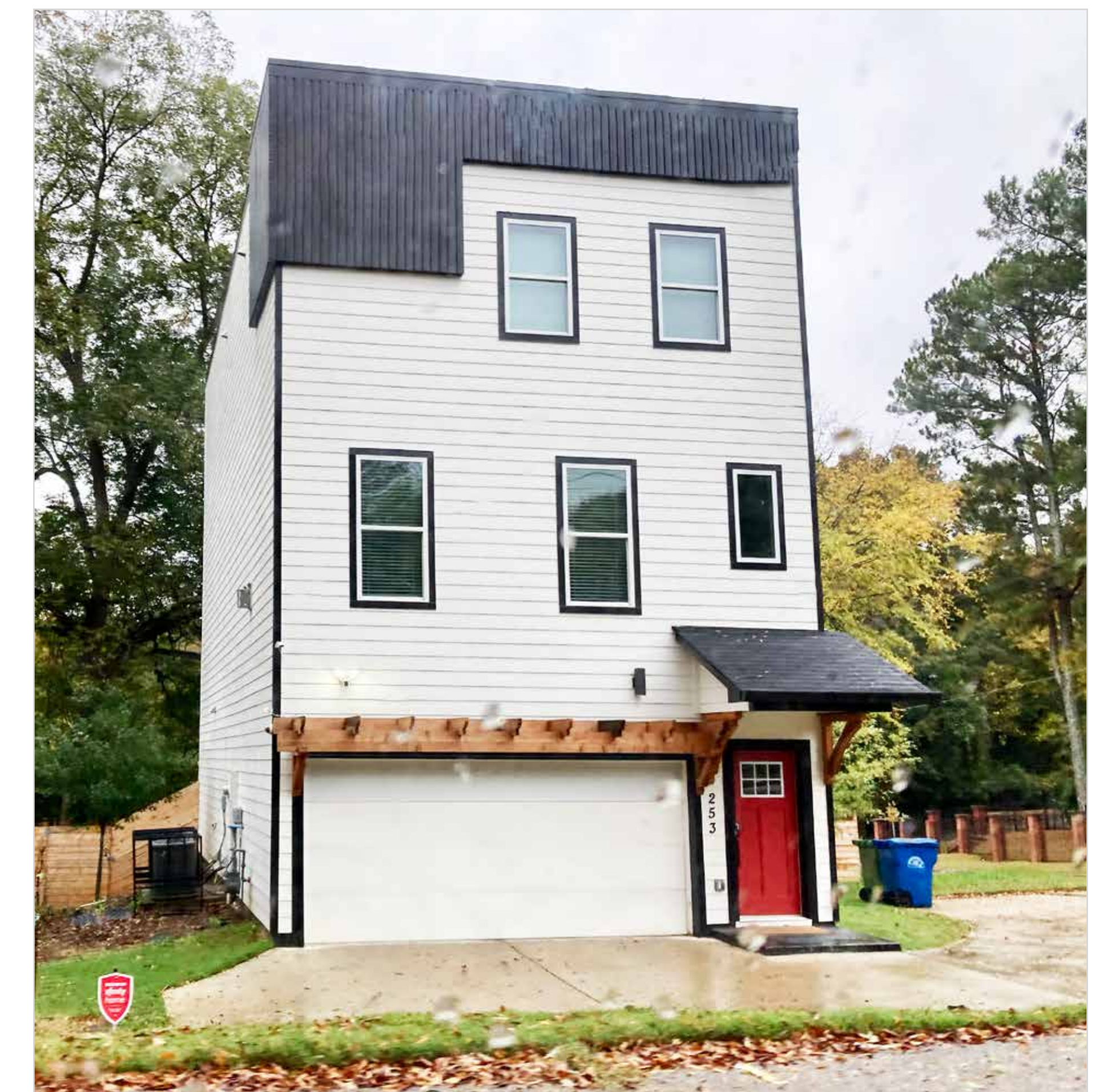
Photo courtesy Brandy Morrison

### Frontage Standards

20. Update existing frontage types.
  - » Porch or stoops (where one is dominant)
  - » Front garage standards
21. Update standards to reduce or eliminate paving front yards for parking.
22. Develop standards to prohibit "slot homes."

### Site Standards

23. Create incentives to encourage the use of existing or new alleys and shared driveways.
24. Incorporate standard for narrower driveways, if supported by ATL DOT.





# CONSERVATION AREA PRELIMINARY DIRECTION - SUBURBAN + RURAL

## Primary Question

Do you have any ideas for **ZONING STANDARDS** in Suburban Conservation Areas that you haven't previously shared in-person or online?

Use the online survey or write your ideas on a sticky note and post it here.

Please ask if you need help!

### Remember

Ideas for changing a property's land use should be shared during the Comprehensive Plan Update.

## Primary Question

Do you have any ideas for **ZONING STANDARDS** in Rural Conservation Areas that you haven't previously shared in-person or online?

Use the online survey or write your ideas on a sticky note and post it here.

Please ask if you need help!

### Remember

Ideas for changing a property's land use should be shared during the Comprehensive Plan Update.