

The Atlanta Zoning Ordinance Rewrite



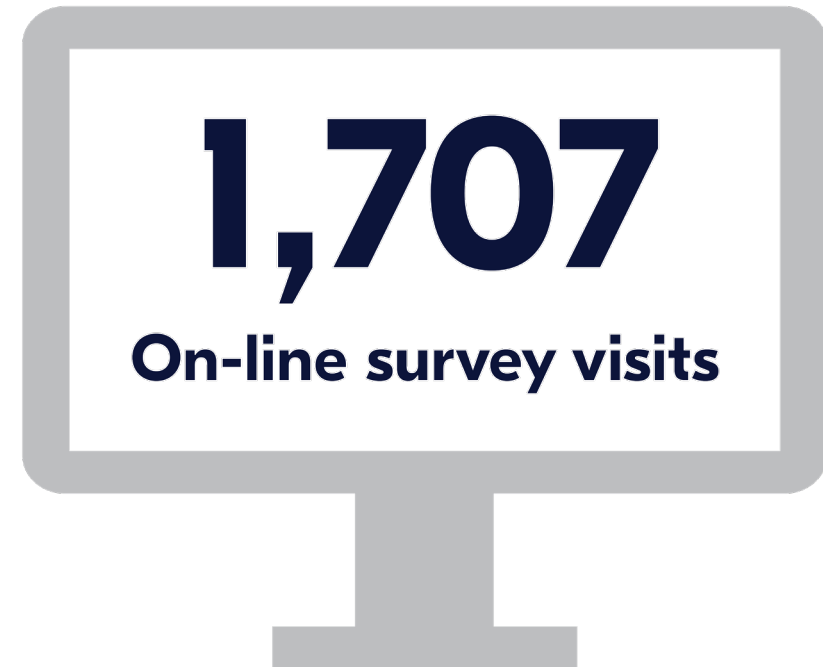
FOCUSED WORKSHOP #4

DETAILED RESULTS

COMBINING IN-PERSON, MAILED/EMAILED, AND ONLINE COMMENTS

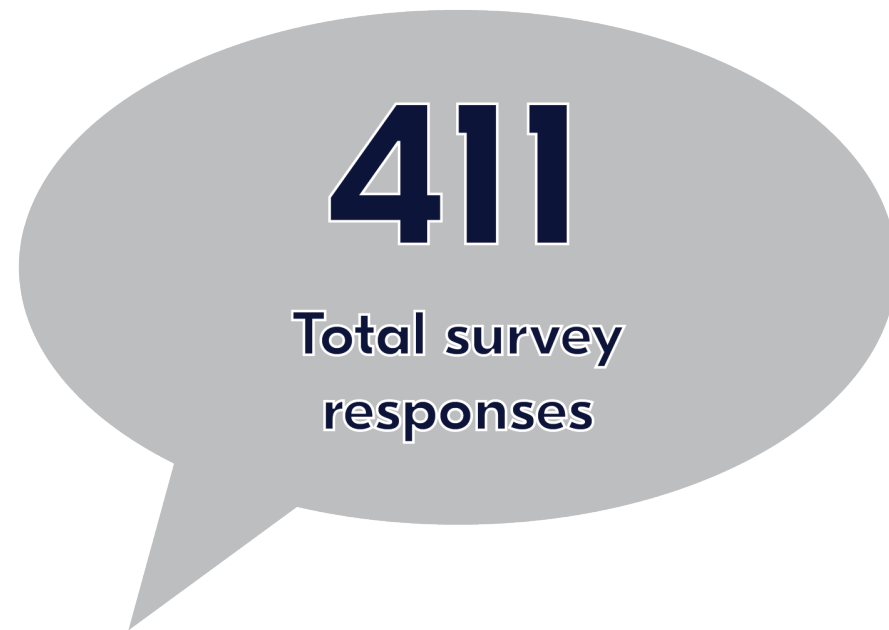
5/9/2023

PARTICIPATION



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

COMMENTS



CONSERVATION AREA PRELIMINARY

DIRECTION: GENERAL

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)

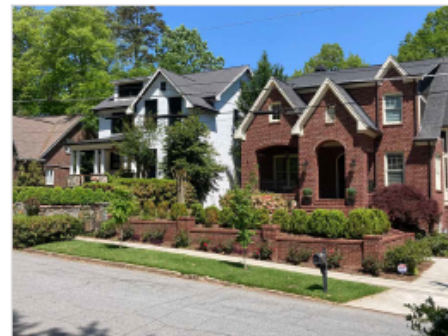
» Should these concepts be included in the first draft of the new Zoning Ordinance?

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.

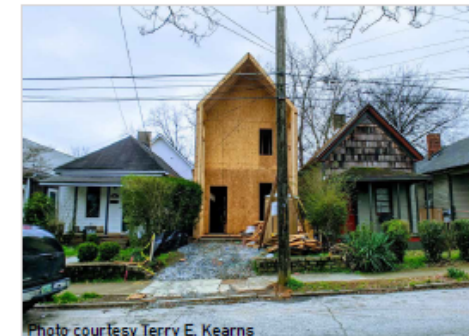


Photo courtesy Terry E. Kearns

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)



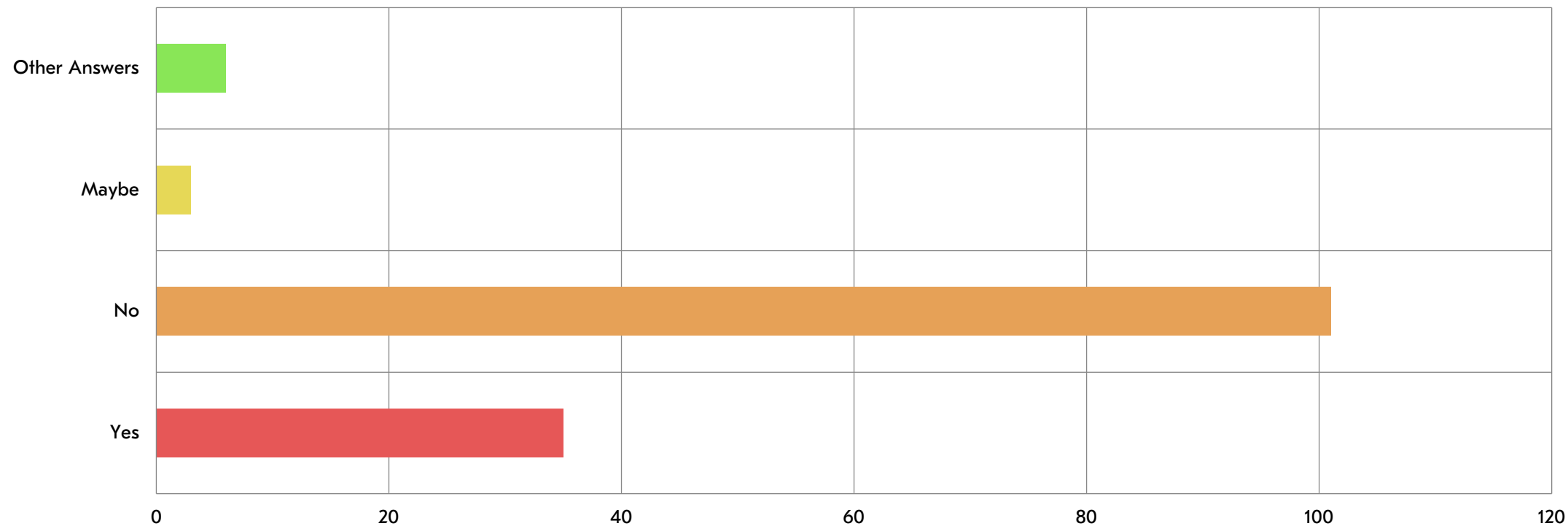
Photo by Darin Givens

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

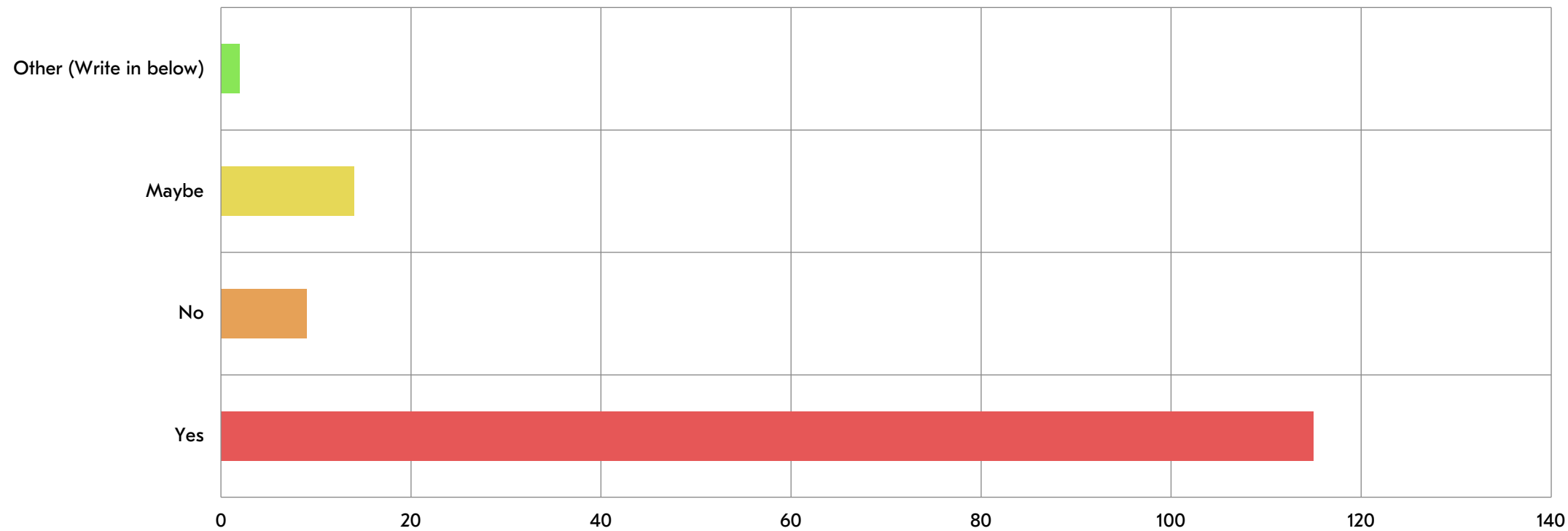
PRIMARY QUESTION: DO YOU HAVE ANY IDEAS FOR GENERAL STANDARDS IN ALL CONSERVATION AREAS THAT YOU HAVEN'T PREVIOUSLY SHARED IN-PERSON OR ONLINE?

- CONSISTENT SETBACKS AND BLDG. HEIGHTS
- PLEASE ALLOW FOR UP AT LEAST 4 UNITS PER LOT TO HELP INCREASE AFFORDABILITY.
- MAINTAIN EXISTING DENSITY IN THE IN-TOWN NEIGHBORHOODS THAT ARE SUCH A BIG PART OF ATLANTA'S HISTORY AND CHARM. UPZONING THESE NEIGHBORHOODS IS NOT GOING TO HELP THE HOUSING AFFORDABILITY ISSUE IN THE CITY. IT IS SIMPLE ANOTHER MONEY GRAB BY DEVELOPERS (AND REAL ESTATE AGENTS AND ARCHITECTS) WHO MOVE IN LIKE LOCUSTS AND LEAVE A WAKE OF DESTRUCTION (I.E., GLASS BOXES) AND THEN MOVE ON TO THEIR NEXT HOST. WOULD LOVE TO SEE MORE OLDER HOMES SAVED, BUT THAT MAY BE TOO CONTROVERSIAL (I LIKE THE CONCEPT OF HISTORIC DISTRICT DESIGNATION). HOWEVER, MAKING THE HOMEOWNER/DEVELOPER/DEMOLISHER OF THE OLD BUNGALOW ADHERE TO RULES ON SETBACKS ... SO THAT THE NEW HOME DOES NOT COMPLETELY DESTROY THE "LOOK AND FEEL" OF THE STREETScape IS EXCELLENT. IF YOU CAN GET THIS DONE VIA ZONING STRINGS, I WILL BE VERY HAPPY.
- CONSERVATION AREAS SHOULD BE LIMITED TO THE EXURBS OF ATLANTA AND NOT OUR URBAN CORE. ALL LAND IN THE CITY OF ATLANTA NEEDS TO ALLOW AT A MINIMUM FOURPLEXES. ONLY ALLOWING SINGLE FAMILY HOMES IN A GIVEN AREA IS DISCRIMINATORY AND INEQUITABLE.
- CONSERVATION AREAS SHOULD COULD CONTRIBUTE TO URBANIZATION AS WELL. THE CITY AS A WHOLE NEEDS TO BE INTERCONNECTED AND THIS SUBURBAN LAYOUT DOES NOT NECESSARILY BELONG. NOT SAYING REMOVE THEM. THE AREAS NEED TO BE UPDATED TO ALLOW DENSER HOUSING AND COMMERCIAL BY RIGHT
- TO BE MUCH LARGER THAN THE MAX AMOUNT OF 50% CURRENTLY WITH GRADING, GARAGES, AND SUPERFLUOUS PAVED SURFACES.
- ELIMINATE SINGLE-FAMILY ZONING CITY-WIDE AND ALLOW AT LEAST 4 UNITS BY-RIGHT ON ALL RESIDENTIAL LOTS.
- I THINK IT IS VERY IMPORTANT TO HAVE FRONT SETBACKS MATCH HISTORICAL PATTERNS IN NEIGHBORHOODS. I DO NOT AGREE THAT SIDE SETBACKS SHOULD FOLLOW EXISTING PATTERNS THOUGH - MANY HOUSES WERE BUILT BEFORE (OR DESPITE) ZONING RULES RIGHT ON LOT LINES - IF ASYMMETRICAL BUILDING AREAS WERE ALLOWED IT WOULD BE A DETRIMENT TO OUR TREE CANOPY AND COULD NEGATIVELY IMPACT NEIGHBORING PROPERTIES.. CURRENT R4 STANDARDS OF 7' SIDE SETBACKS SHOULD BE KEPT AS A MINIMUM.
- DO NOT MAKE NEW STANDARDS FOR NON-CONFORMING 50+ BUILDINGS THAT WOULD ACTUALLY ENCOURAGE DEMOLITION. PLEASE ALLOW MULTI-FAMILY PROPERTIES IN R4 TO MAKE IMPROVEMENTS BUT REQUIRE DOWNZONING (TO SINGLE FAMILY) IF DEMOLISHED.
- I DON'T THINK THERE ARE ANY ONE SIZE FITS ALL STANDARDS. THE AREAS HAVE UNIQUE ISSUES AND OPPORTUNITIES. EACH SHOULD BE GUIDED BY NEIGHBORHOOD INPUT.
- ATLANTA DESPERATELY NEEDS MORE DENSITY AND MORE TRANSIT TO SUPPORT THAT DENSITY. SINGLE-FAMILY ZONING NEEDS TO BE SEVERELY LESSENERED, AS DOES THE AMOUNT OF REQUIRED PARKING.

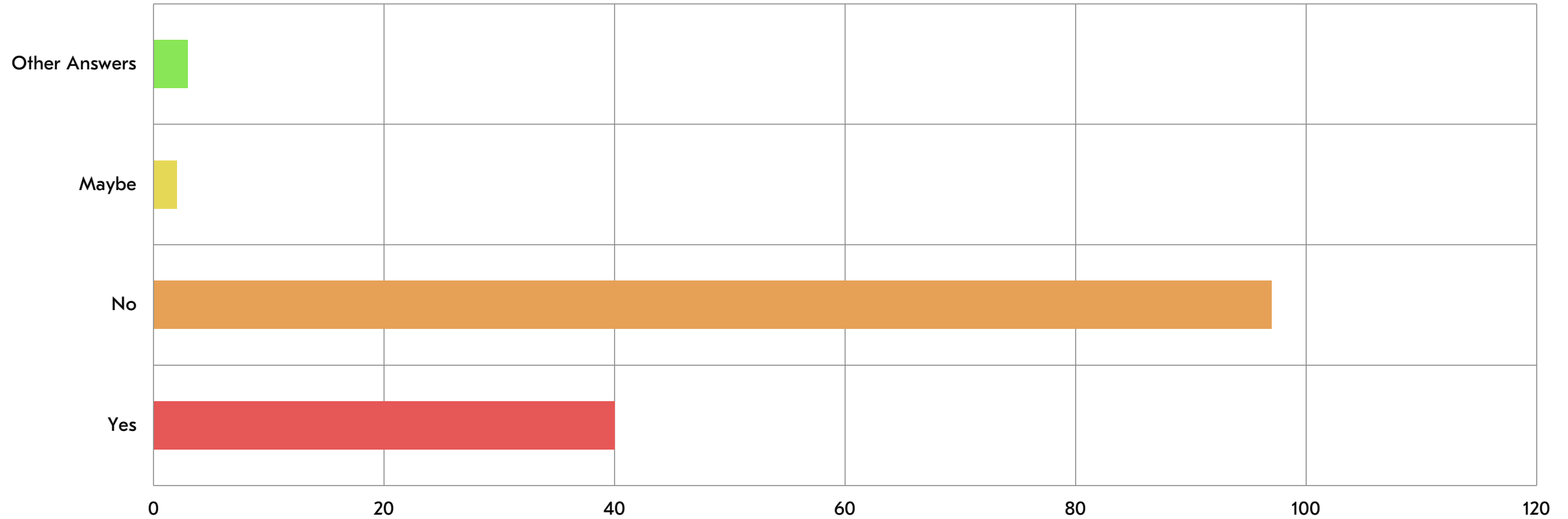
CLARIFYING QUESTION: KEEP MANY EXISTING STANDARDS | 1. KEEP EXISTING R1-R5 (OR EQUIVALENT) STANDARDS.



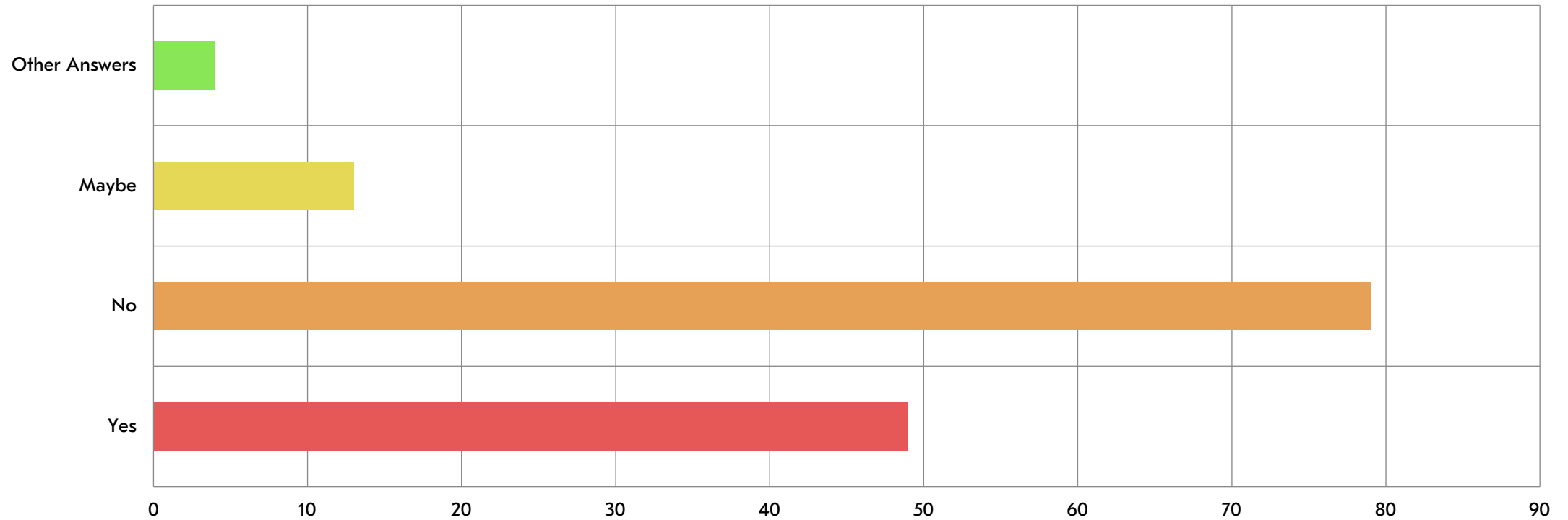
CLARIFYING QUESTION: KEEP MANY EXISTING STANDARDS | 2. KEEP NEIGHBORHOOD COMMERCIAL (NC) DISTRICTS.



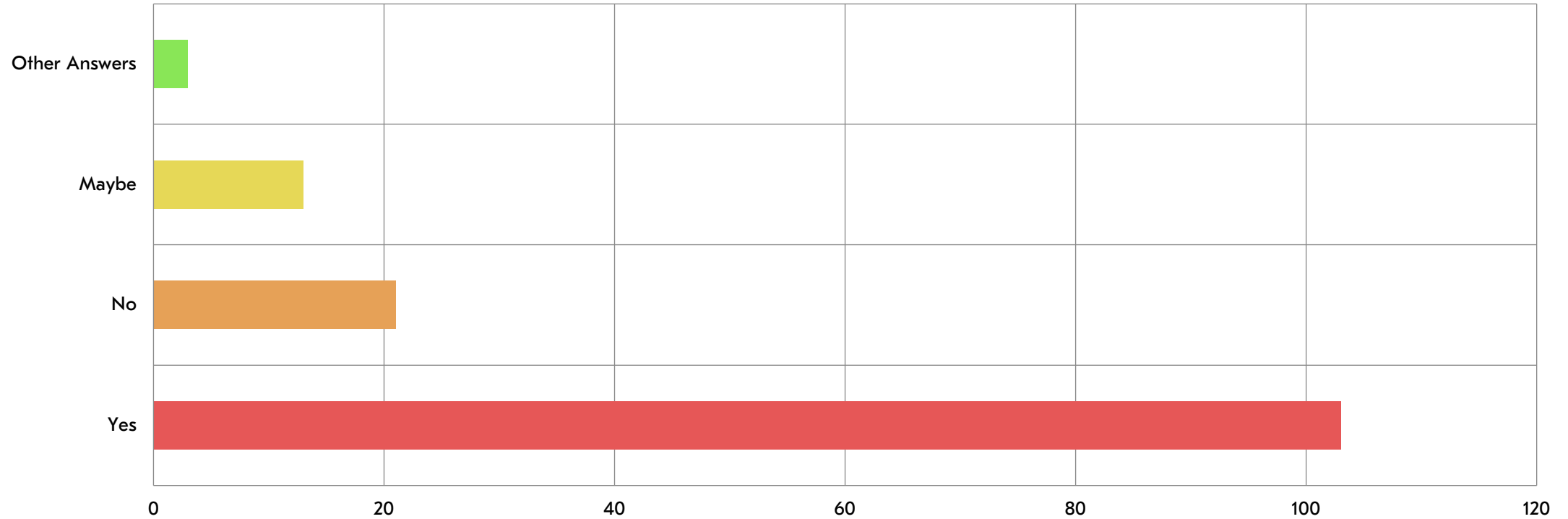
CLARIFYING QUESTION: KEEP MANY EXISTING STANDARDS | 3. A. KEEP EXISTING SINGLE-FAMILY (E.G., R-1 - R-3, R-4B).



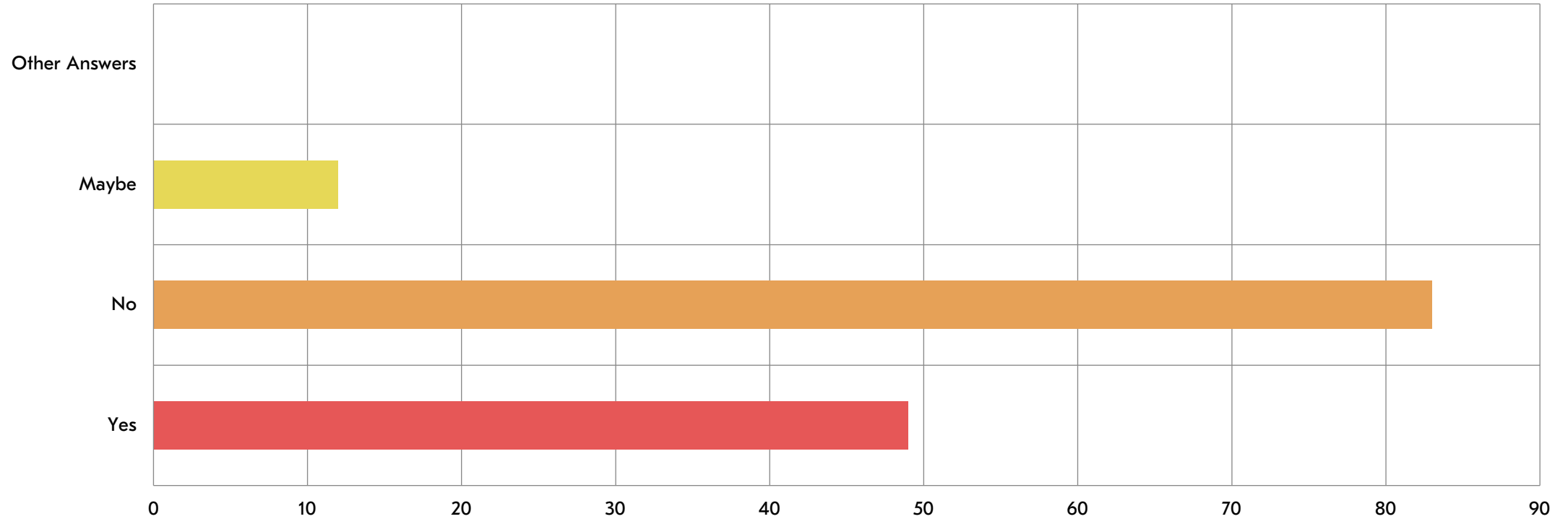
CLARIFYING QUESTION: KEEP MANY EXISTING STANDARDS | 3. B. KEEP EXISTING SINGLE-FAMILY + DETACHED ADU (E.G., R-4, R-4A).



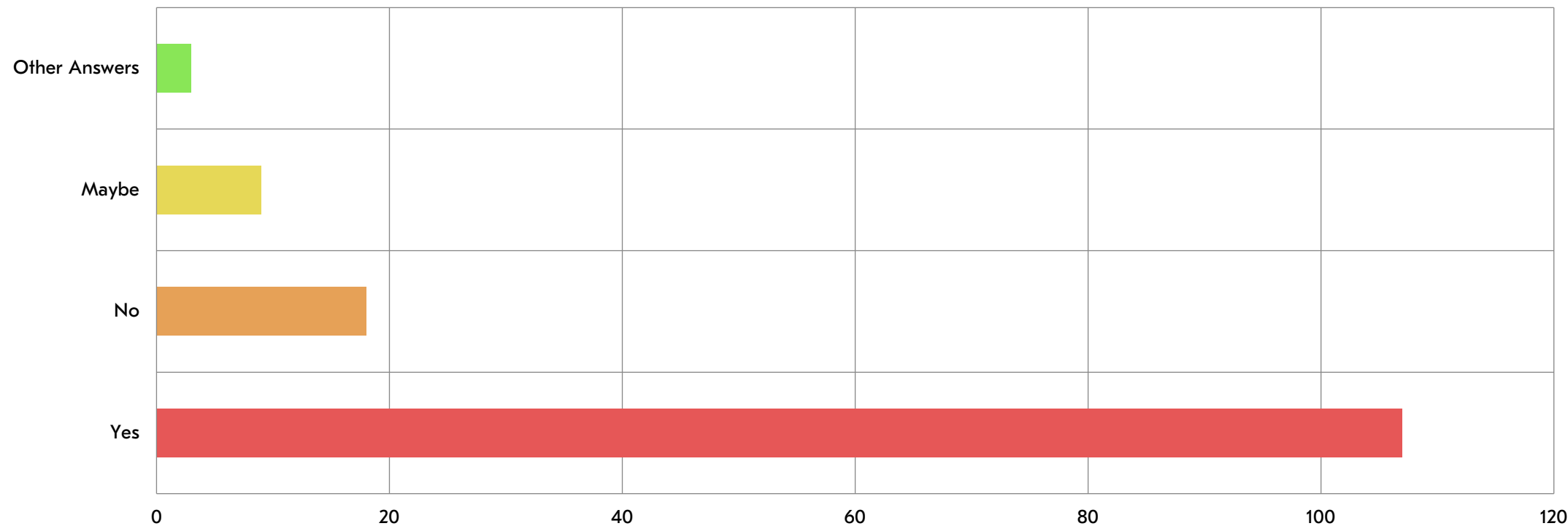
CLARIFYING QUESTION: KEEP MANY EXISTING STANDARDS | 3. C. KEEP EXISTING TWO-FAMILY + DETACHED ADU (E.G., R-5).



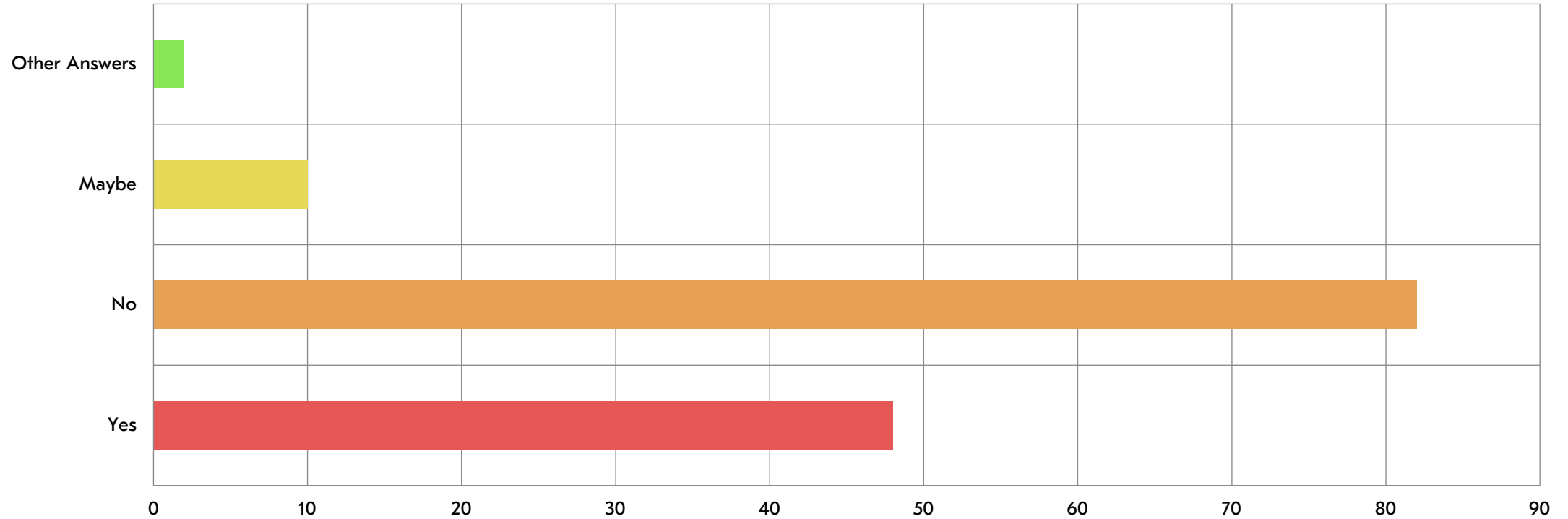
CLARIFYING QUESTION: UPDATE SOME STANDARDS | 4. REQUIRE MATCHING EXISTING FRONT SETBACKS IN SOME AREAS (THAT WANT IT).



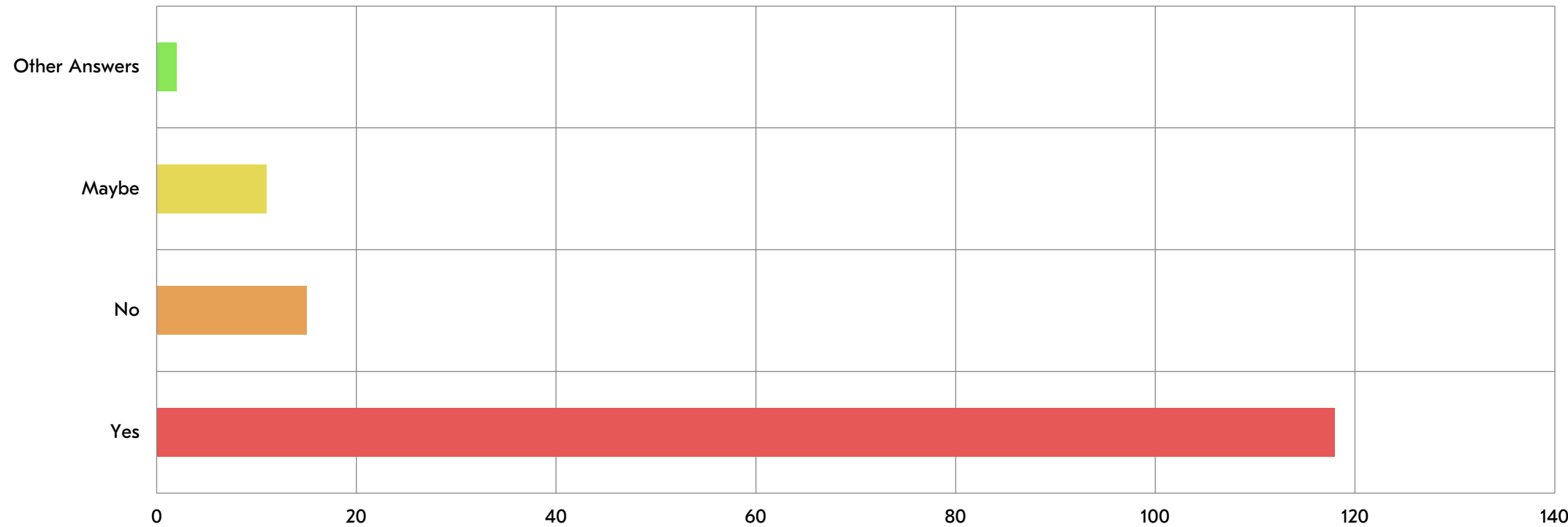
CLARIFYING QUESTION: UPDATE SOME STANDARDS | 5. CALCULATE FLOOR AREA THE SAME
IN ALL DISTRICTS.



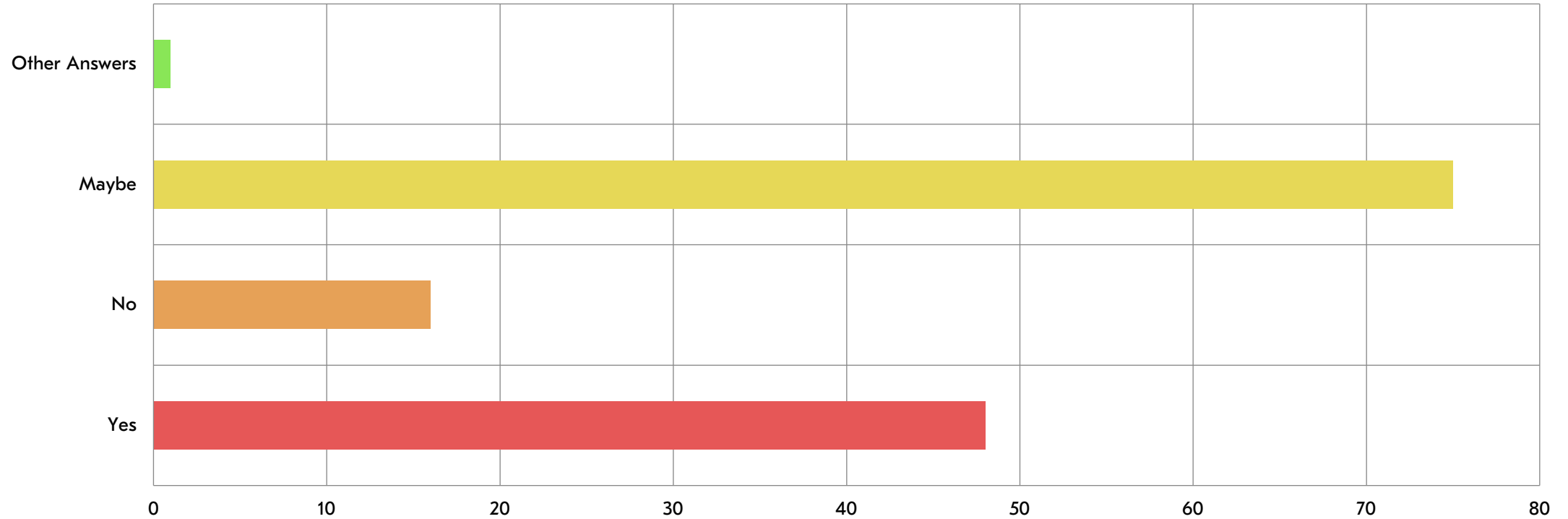
CLARIFYING QUESTION: UPDATE SOME STANDARDS | 6. INCLUDE ACCESSORY BUILDINGS IN FLOOR AREA IN ALL DISTRICTS.



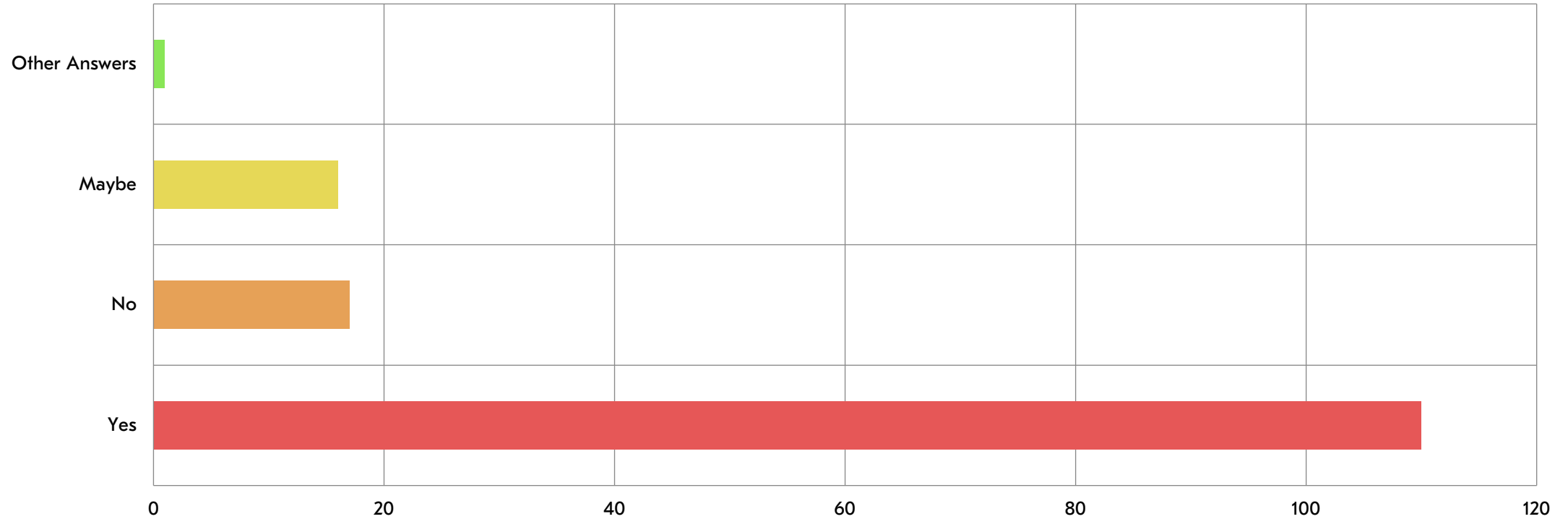
CLARIFYING QUESTION: UPDATE SOME STANDARDS | 7. ALLOW TWO-BEDROOM ACCESSORY DWELLING UNITS (WHERE ALLOWED).



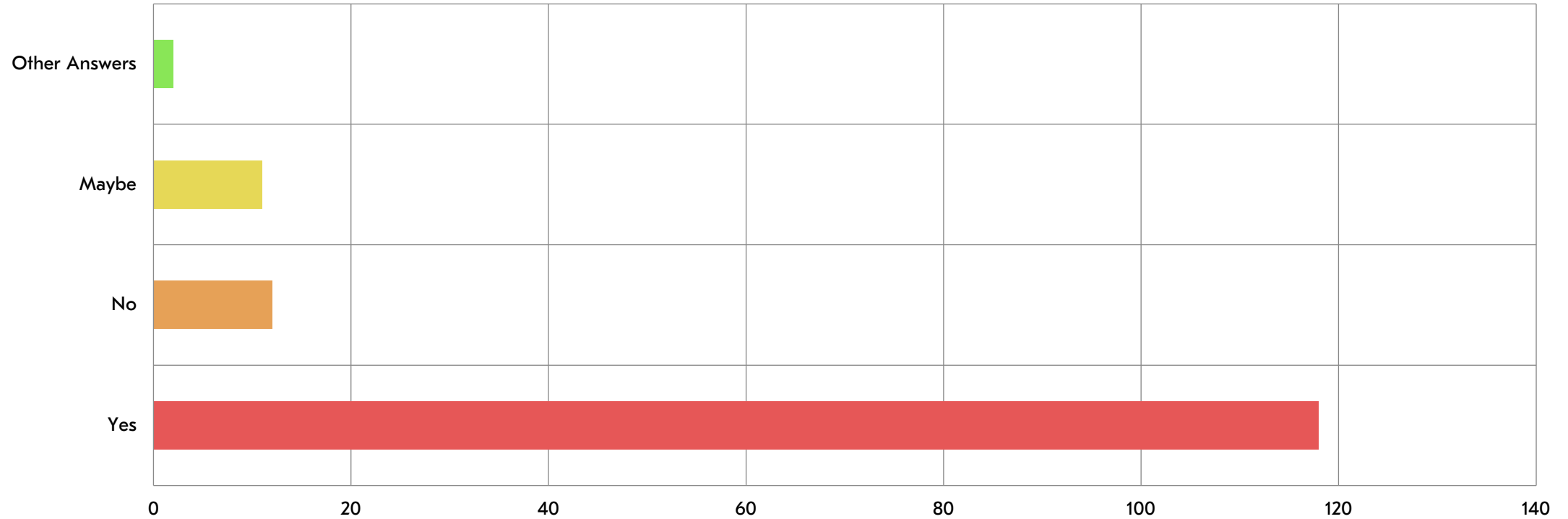
CLARIFYING QUESTION: CREATE NEW STANDARDS | 8. A. DEVELOP ALTERNATIVE STANDARDS FOR EXISTING OR NEW CIVIC USES.



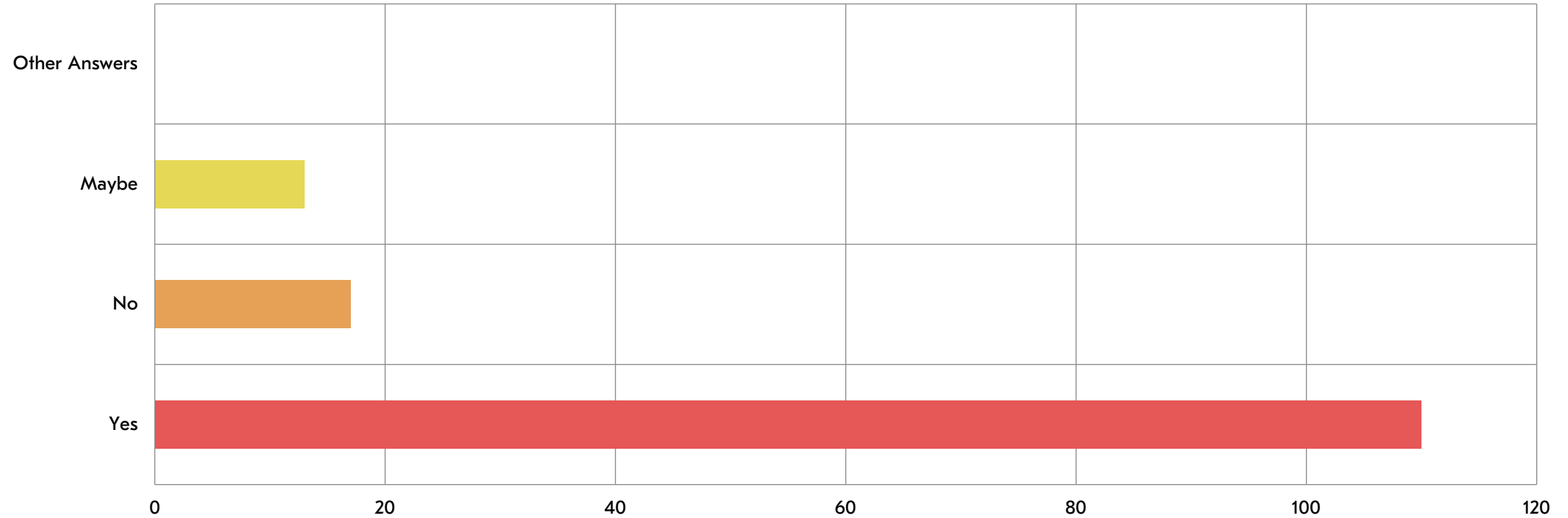
CLARIFYING QUESTION: CREATE NEW STANDARDS | 8. B. DEVELOP ALTERNATIVE STANDARDS FOR EXISTING OR NEW SMALL MULTI-FAMILY USES.



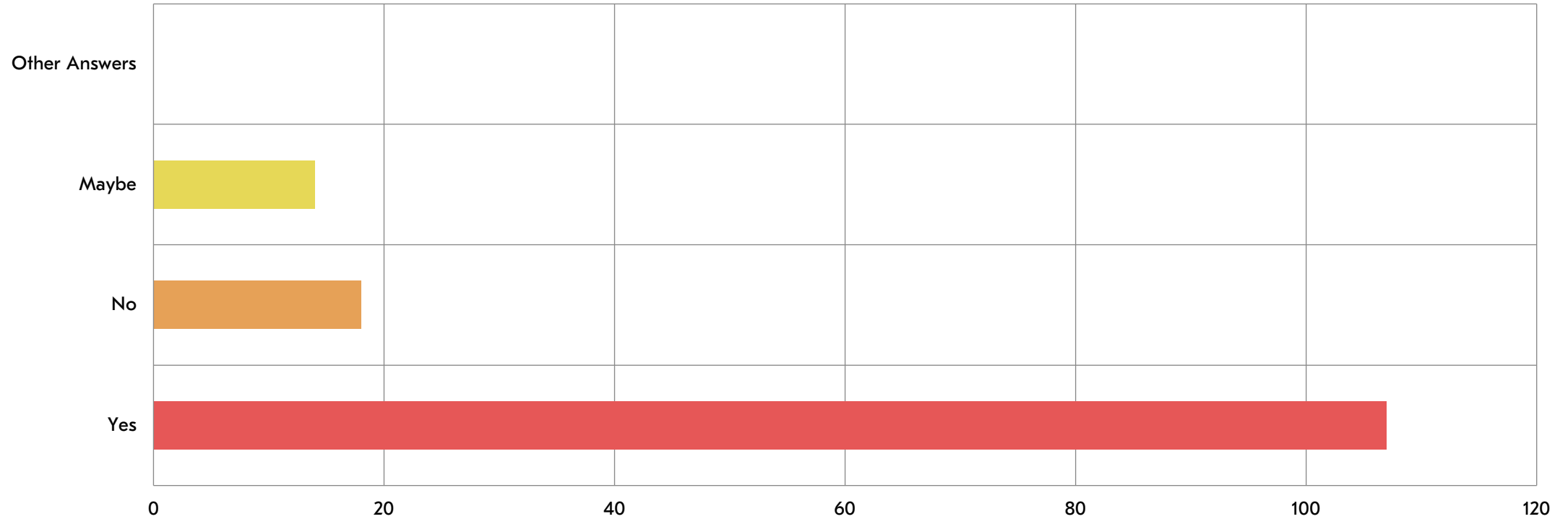
CLARIFYING QUESTION: CREATE NEW STANDARDS | 8. C. DEVELOP ALTERNATIVE STANDARDS FOR EXISTING OR NEW CORNER STORES.



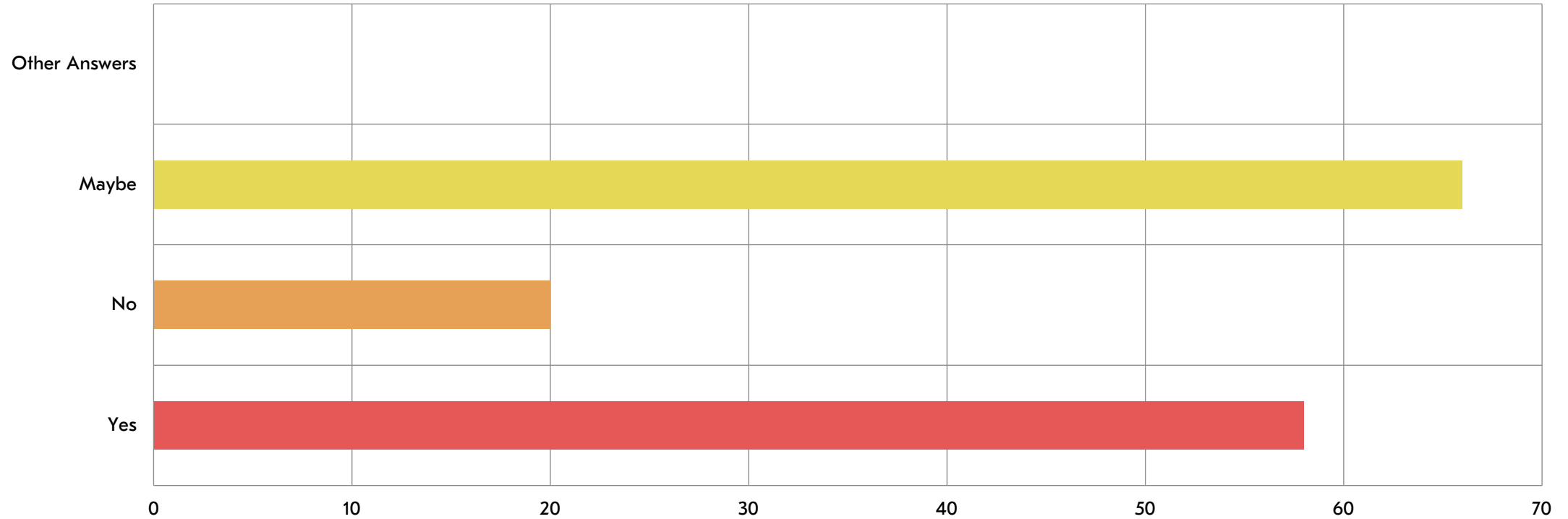
CLARIFYING QUESTION: CREATE NEW STANDARDS | 8. D. DEVELOP ALTERNATIVE STANDARDS FOR NEW LIVE-WORK USES.



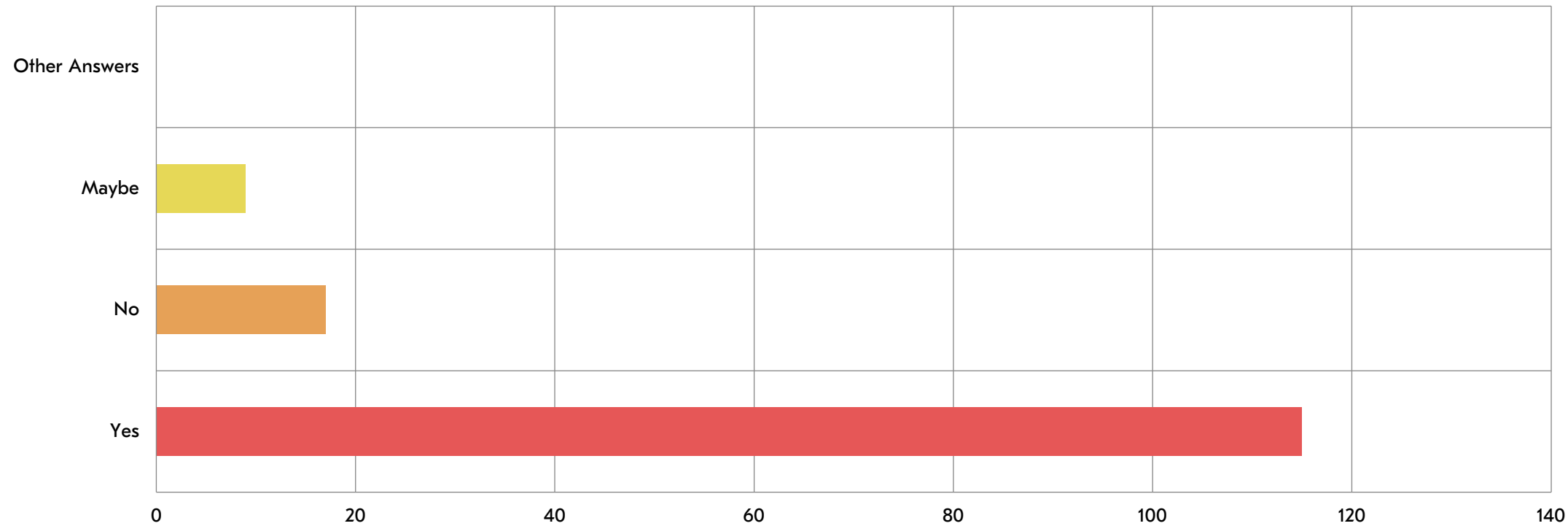
CLARIFYING QUESTION: CREATE NEW STANDARDS | 8. E. DEVELOP ALTERNATIVE STANDARDS FOR NEW COTTAGE COURTS/POCKET NEIGHBORHOOD.



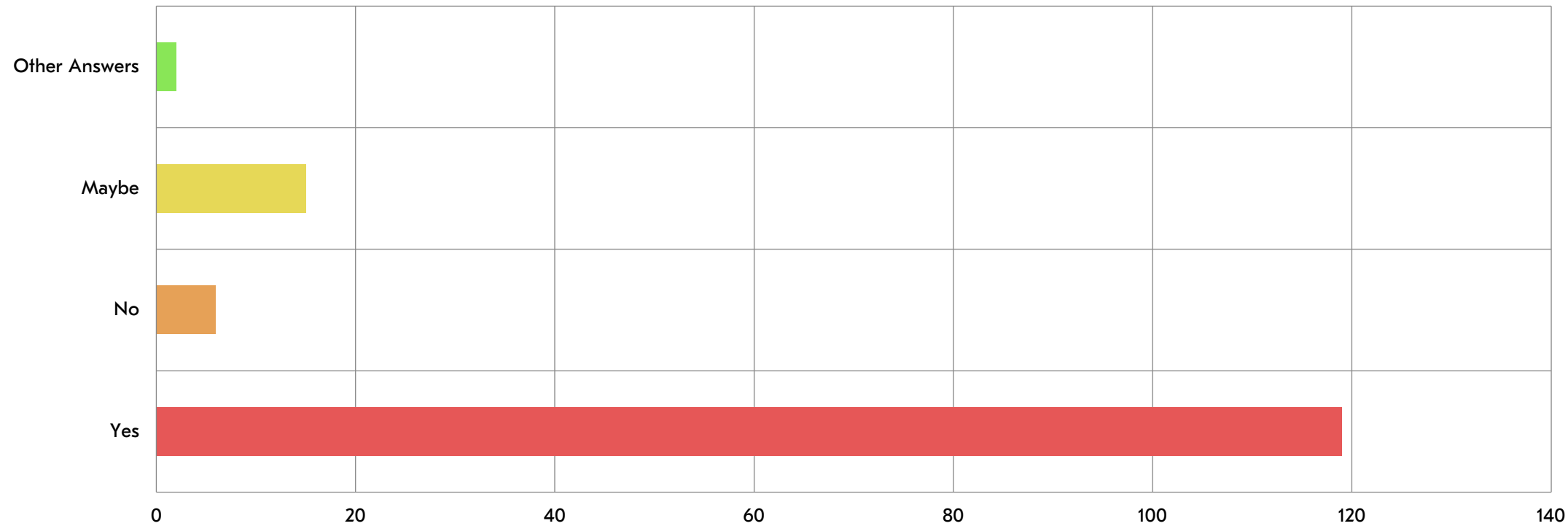
CLARIFYING QUESTION: CREATE NEW STANDARDS | 9. CREATE CONSERVATION FRONTAGE TOOLS FOR AREAS THAT DON'T WANT TO BE HISTORIC DISTRICTS BUT DO WANT SOME LIMITED STANDARDS.



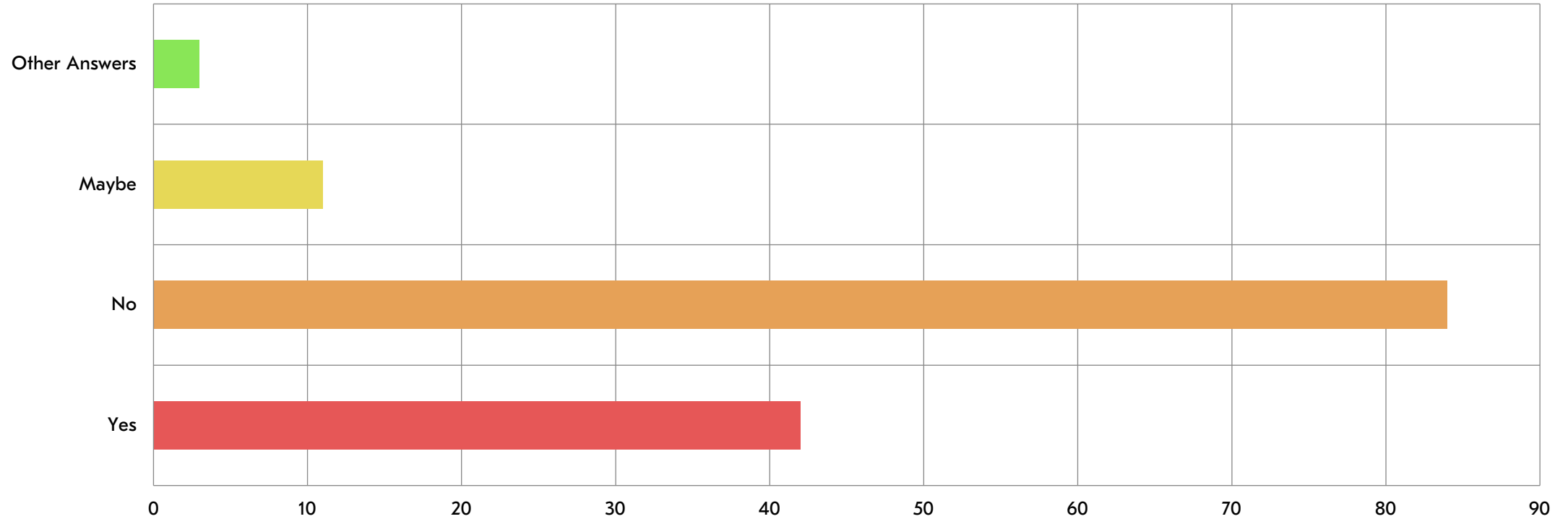
CLARIFYING QUESTION: CREATE NEW STANDARDS | 10. UPDATE STANDARDS FOR DOUBLE FRONTAGE LOTS TO AVOID REQUIRING VARIANCES.



CLARIFYING QUESTION: CREATE NEW STANDARDS | 11. ALLOW PRE-1945 STOREFRONTS TO ALWAYS BE USED FOR COMMERCIAL USES (BUT WITH LIMITS ON THE TYPE AND SIZE OF BUSINESSES).

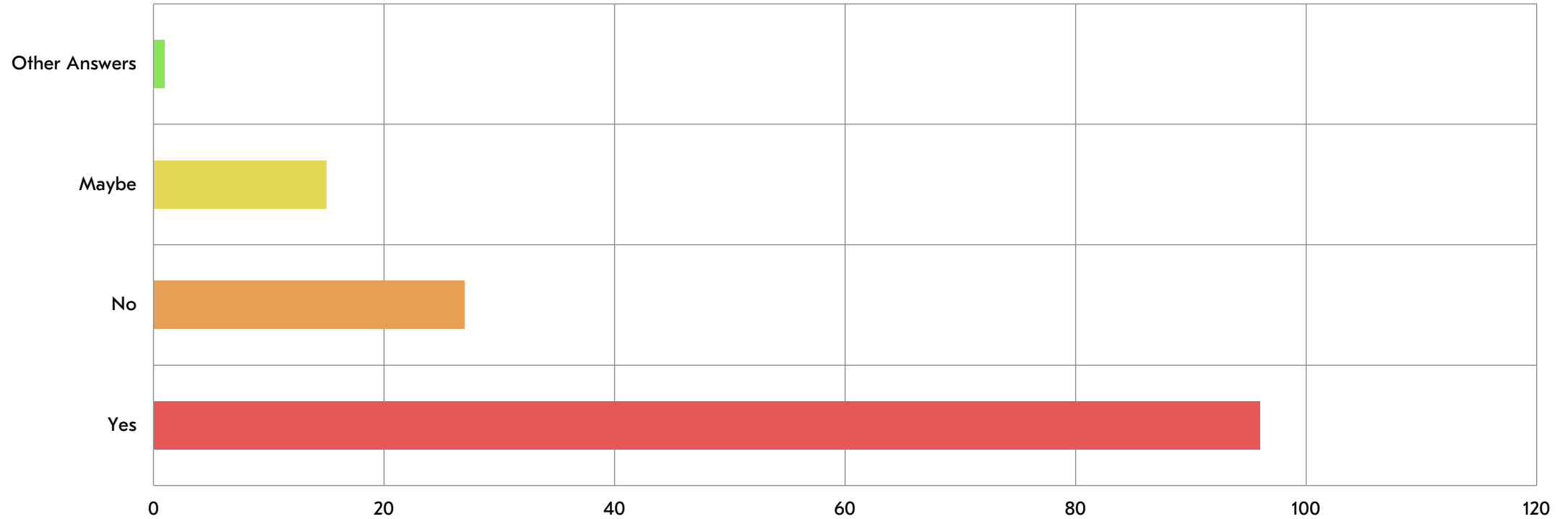


CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.A. DEVELOP A NEW U1-A USE DISTRICT*.



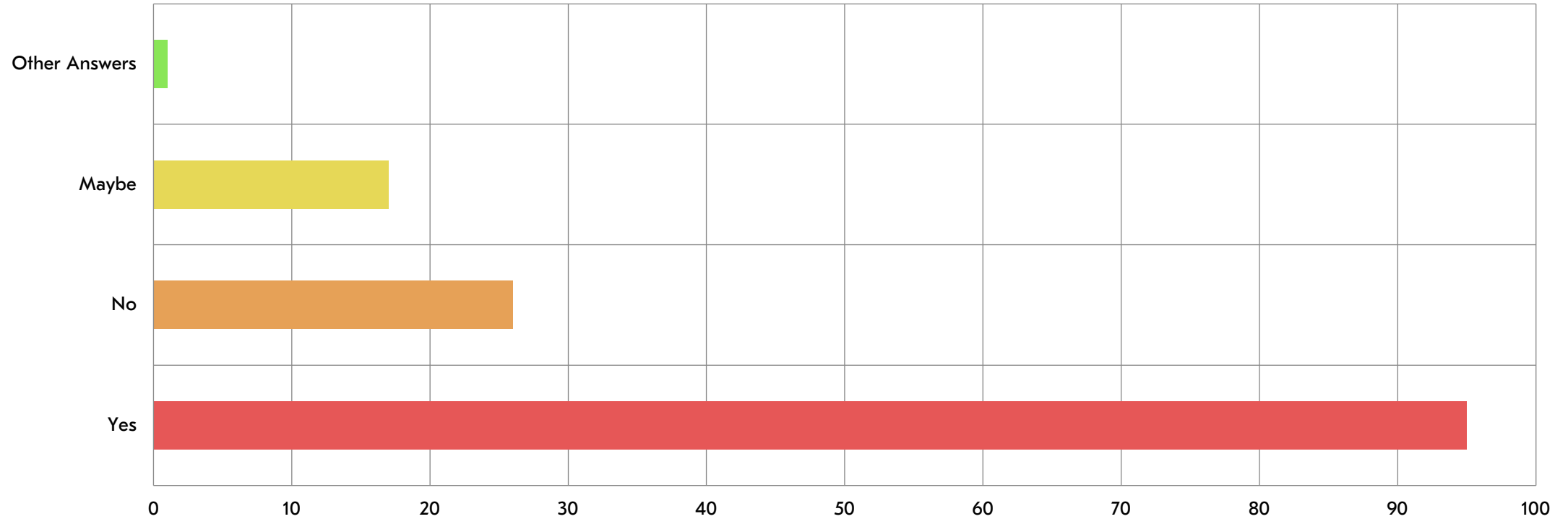
*NOTE: U1-A= SINGLE UNIT & ATTACHED OR DETACHED ADU PERMITTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.B. DEVELOP A NEW U1-B USE DISTRICT*.



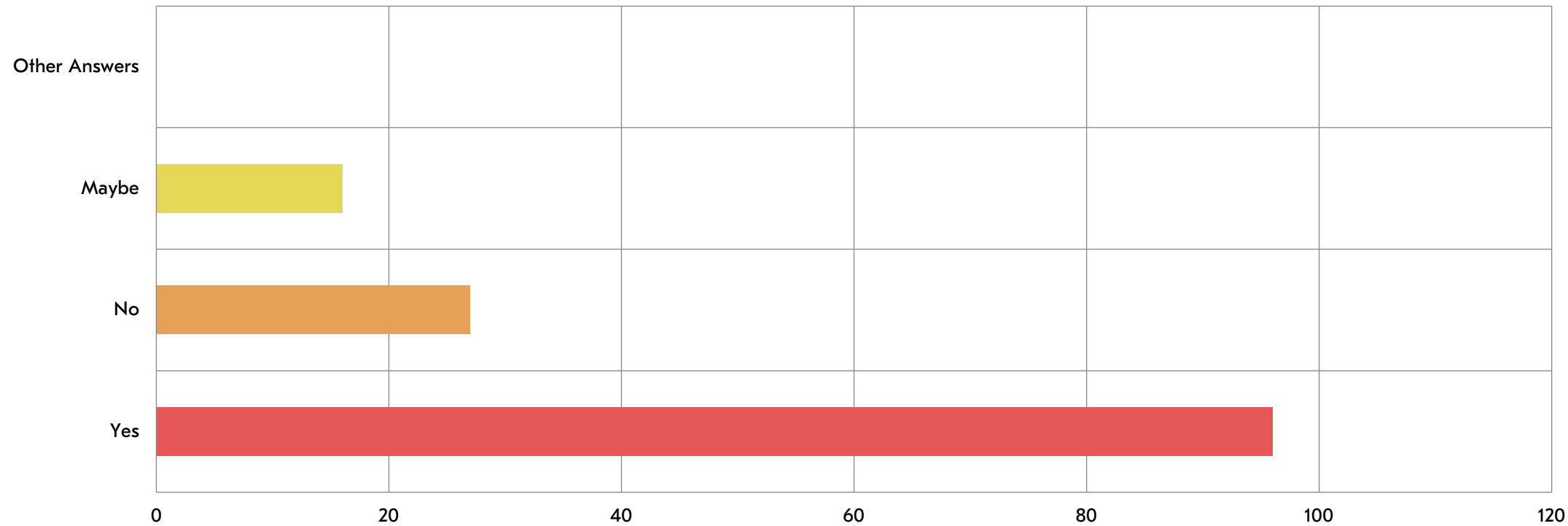
*NOTE: U1-B= SINGLE UNIT, ATTACHED OR DETACHED ADU & COTTAGE COURT PERMITTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.C. DEVELOP A NEW U4-A USE DISTRICT*.



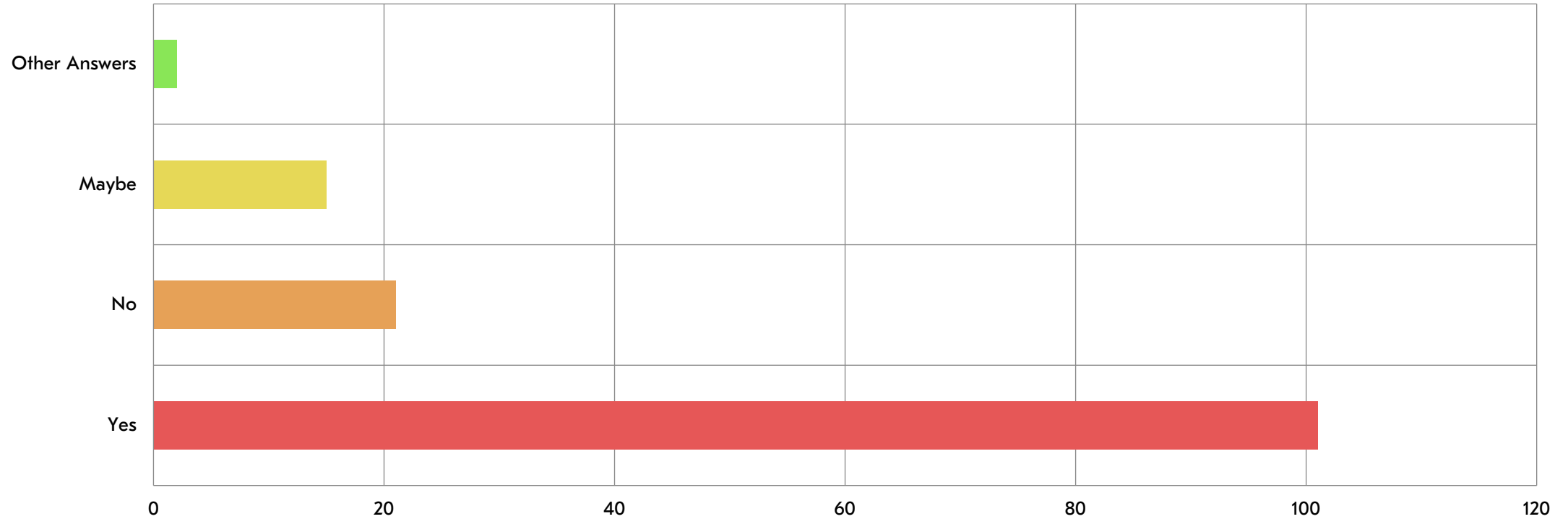
*NOTE: U4-A= SINGLE UNIT, ATTACHED OR DETACHED ADU & COTTAGE COURT PERMITTED. UP TO 4 UNITS ARE RESTRICTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.D. DEVELOP A NEW U4-B USE DISTRICT*.



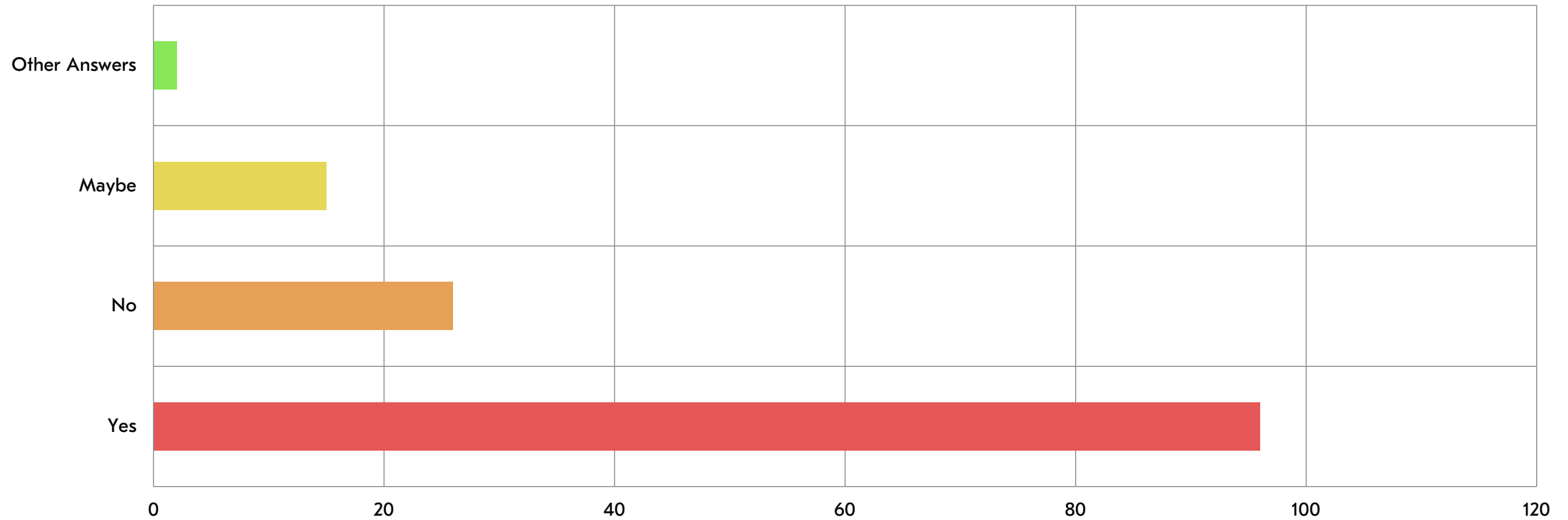
*NOTE: U4-B= SINGLE UNIT, ATTACHED OR DETACHED ADU, COTTAGE COURT & UP TO 4 UNITS PERMITTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.E. DEVELOP A NEW U4-C USE DISTRICT.



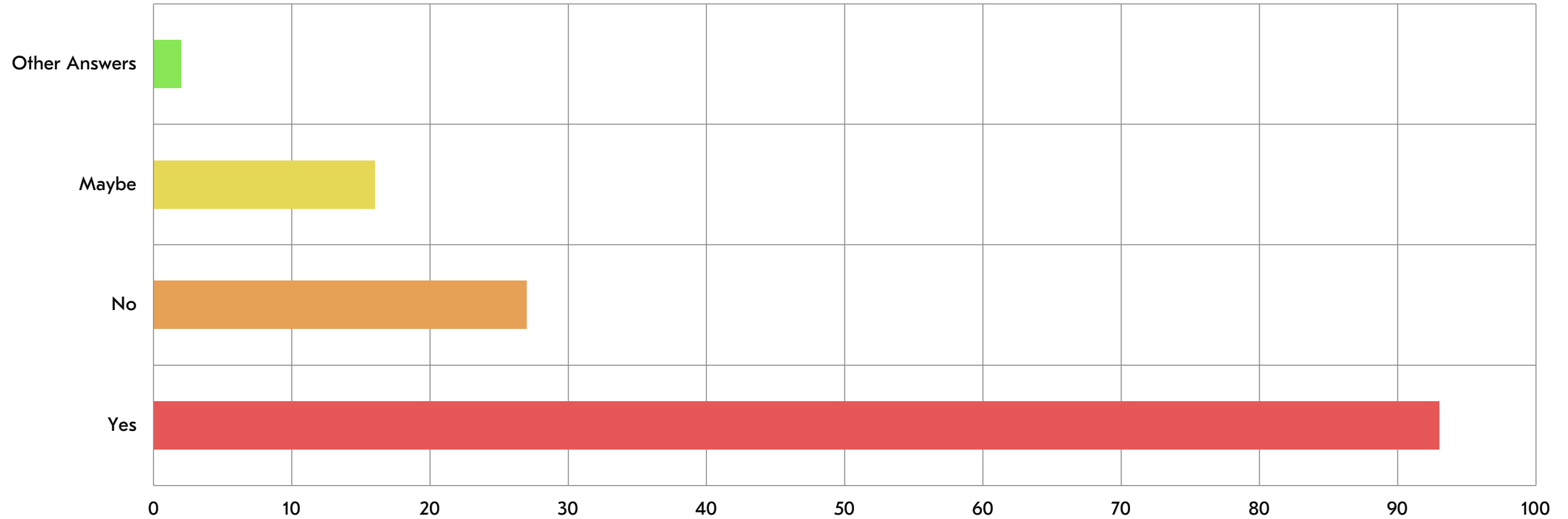
*NOTE: U4-C= SINGLE UNIT, ATTACHED OR DETACHED ADU, COTTAGE COURT, UP TO 4 UNITS & CORNER STORES PERMITTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.F. DEVELOP A NEW U8-A USE DISTRICT.



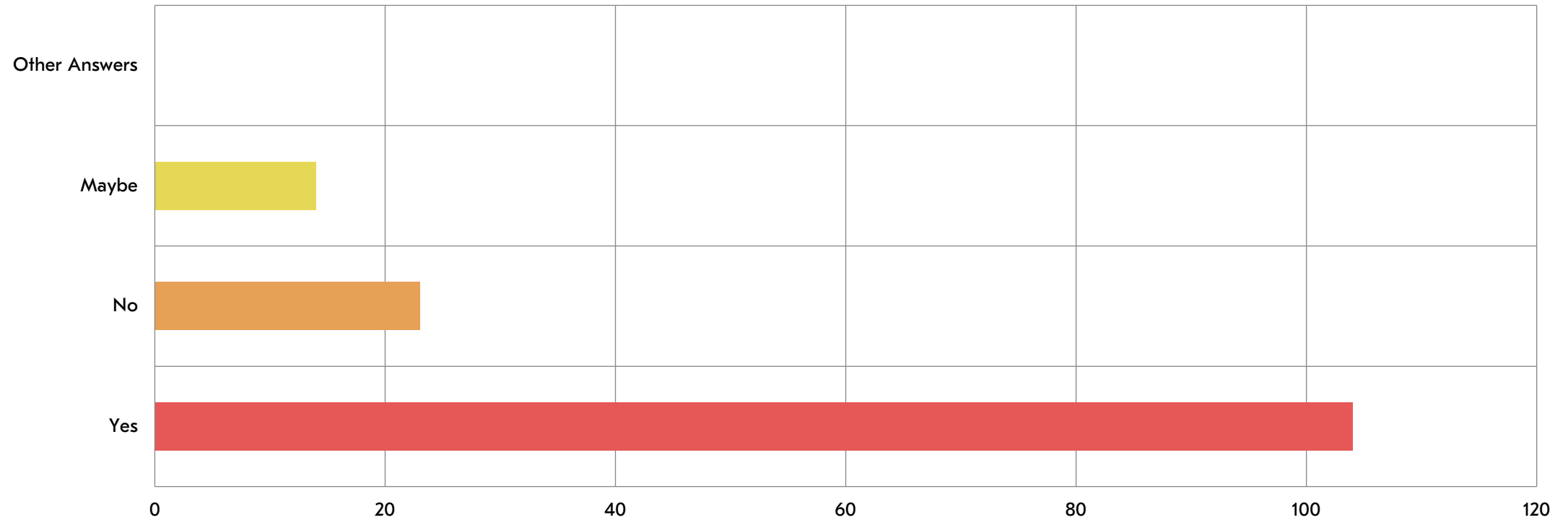
*NOTE: U8-A= SINGLE UNIT, ATTACHED OR DETACHED ADU & COTTAGE COURT PERMITTED. UP TO 8 UNITS RESTRICTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.G. DEVELOP A NEW U8-B USE DISTRICT.



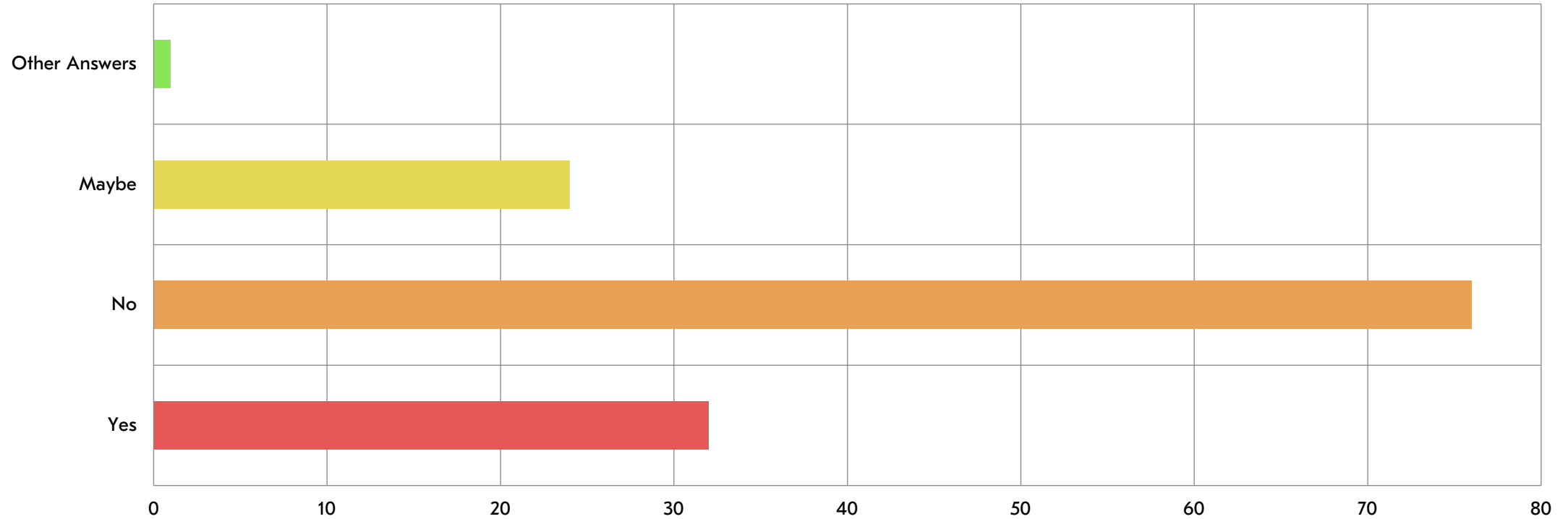
*NOTE: U8-B= SINGLE UNIT, ATTACHED OR DETACHED ADU, COTTAGE COURT & UP TO 8 UNITS PERMITTED. CORNER STORES RESTRICTED

CLARIFYING QUESTION: CREATE NEW STANDARDS | 12.H. DEVELOP A NEW U8-C USE DISTRICT.



*NOTE: U8-C= SINGLE UNIT, ATTACHED OR DETACHED ADU, COTTAGE COURT, UP TO 8 UNITS & CORNER STORES PERMITTED

CLARIFYING QUESTION: 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.



CONSERVATION AREA PRELIMINARY

DIRECTION: URBAN

CONSERVATION AREA PRELIMINARY DIRECTION - URBAN

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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

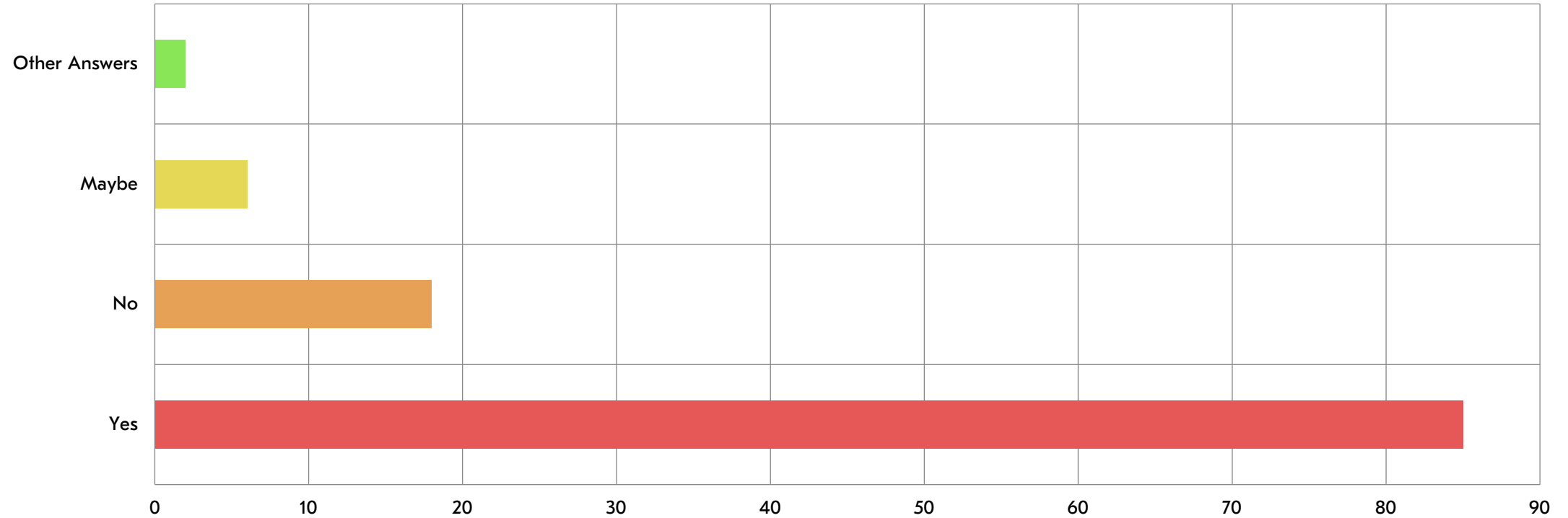
23. Create incentives to encourage the use of existing or new alleys and shared driveways.
24. Incorporate standard for narrower driveways, if supported by ATL DOT.



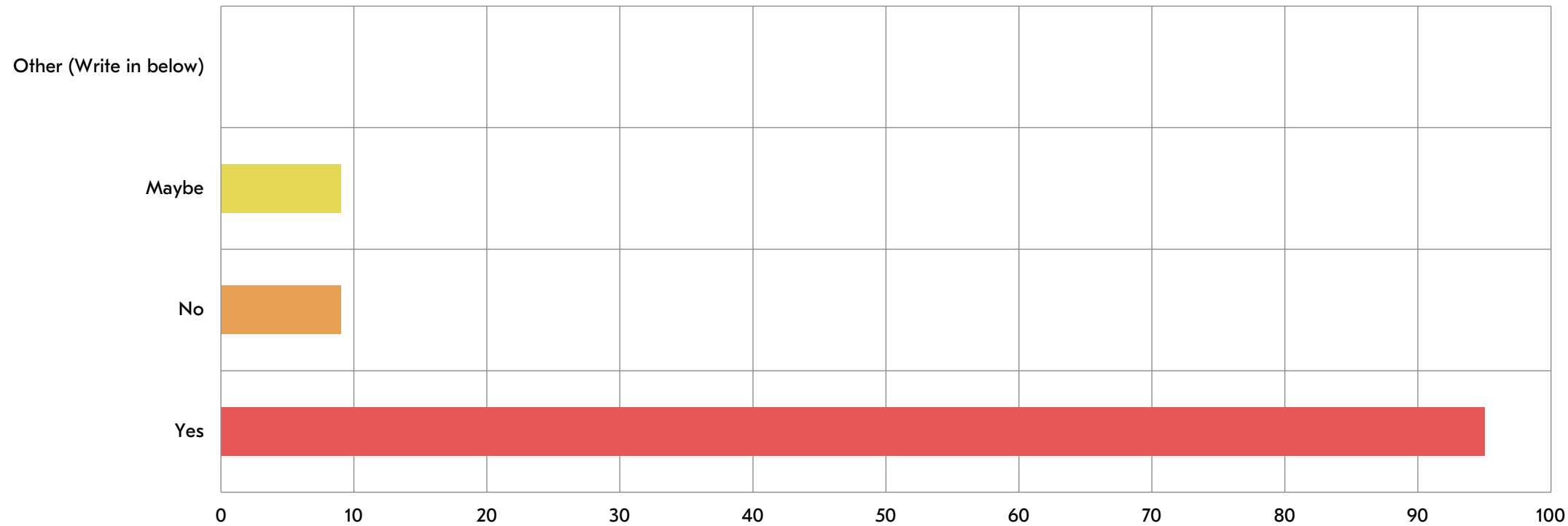
PRIMARY QUESTION: DO YOU HAVE ANY IDEAS FOR ZONING STANDARDS IN URBAN CONSERVATION AREAS THAT YOU HAVEN'T PREVIOUSLY SHARED IN-PERSON OR ONLINE?

- MAINTAIN SINGLE-FAMILY ZONING IN EXISTING R-1 TO R-4 NEIGHBORHOODS - BOTH SOUTH-SIDE AND MIDTOWN/BUCKHEAD. HALF OF SFZ NEIGHBORHOODS IN ATL ARE IN PREDOMINANTLY BLACK AREAS OF THE CITY. EVERYONE NEEDS THE OPPORTUNITY TO BUILD FAMILY WEALTH VIA HOME OWNERSHIP!
- MOST OF THE TREES IN CONSERVATION URBAN AREAS ARE LOCATED IN THE SETBACK. IF YOU REDUCE THE SETBACK REQUIREMENTS TO ALLOW FOR DRIVEWAYS YOU WILL LOSE MOST OF THE TREES. HAS ANY STUDY BEEN DONE ON THE IMPACT OF THESE UPDATES TO TREES? THIS NEEDS TO BE DONE.
- ALLOW MIXED USE EVERYWHERE. LET THE MARKET FIGURE IT OUT. ZONING MORE ABOUT FORM OVER FUNCTION. NO PARKING MINIMUMS, LET THE MARKET/BUILDERS FIGURE IT OUT
- I WAS EXCITED TO SEE THE 50% GOAL CITY COUNCIL APPROVED. HOWEVER, BUT I HAVE A VERY HARD TIME SEEING HOW THAT WILL BE POSSIBLE WITHOUT SIGNIFICANT UPDATES TO THE ZONING POLICIES THAT ARE AIMED AT PROTECTING MORE TREES OR FORCING DEVELOPERS OR HOMEOWNERS TO LEAVE MORE ROOM FOR TREES ON THOSE PARCELS. DEVELOPERS SHOULD BE REQUIRED TO SET ASIDE SPECIFIC AREA ON PROPERTY AS UNDISTURBED IN ORDER TO PROVIDE SPACE TO PLANT OVERSTORY TREES ON EVERY SITE - AVOIDING COLUMNAR TREES THAT MAY QUALIFY BASED ON THE INCHES OF DBH BUT FAIL MISERABLY IN TERMS OF PROVIDING STORMWATER CAPTURE, SHADING OR MANY OTHER BENEFITS OF FULLER TREES.
- COMMERCIAL AREAS NEED TO HAVE A REQUIREMENT TO INCLUDE CANOPY TREES BEYOND STREET EDGE. THESE CANOPY TREES GROW TALLER THAN 35 FEET AND HAVE ENOUGH SOIL VOLUME TO THRIVE TO 50 YEARS. THERE SHOULD BE ENOUGH AIR SPACE TO GROW TREES THAT ARE NOT A COLUMNAR SELECTION. WE SHOULD GO BEYOND GREENSPACE OR OPEN SPACE REQUIREMENTS, TO A FOREST CANOPY REQUIREMENT. CURRENTLY THERE ARE TOO MANY DEVELOPMENTS BEING BUILT OVER PARKING AND OTHER VAULTS WITH NO PLAN FOR TREES. THESE AREAS ARE THE EXACT OPPORTUNITIES THAT PROVIDE THE EASIEST SPACE TO REGAIN FORESTED SPACE WITHIN THE CITY WHILE ALSO ALLOWING FOR PRODUCTIVE DEVELOPMENTS FOR THOSE PAVED OVER SPACES. THE REQUIREMENTS SHOULD BREAK UP BLOCKS WITH FOREST GREENSPACE IN ALL BUT THE MOST URBAN AREAS. ZONING SHOULD REQUIRE THE BURYING OF POWER LINES WHENEVER POSSIBLE TO PROVIDE MORE STABLE ELECTRIC SERVICE AND THE OPPORTUNITY FOR BETTER LANDSCAPE CHOICES THAT COULD INCLUDE MID AND OVER STORY TREES.
- I DO NOT LIVE IN AN URBAN AREA SO I WILL NOT IMPOSE MY IDEAS ON THOSE WHO LIVE IN URBAN AREAS.
- THE WAY THAT WE DEFINE FAR IS UNINTELLIGIBLE. IT ALLOWS AGGRESSIVE DEVELOPERS TO BEND THE CODE TO THE MAXIMUM BENEFIT OF ENORMOUS STRUCTURES THAT ARE FAR LARGER THAN A STRAIGHT FORWARD DESIGN OF THE BUILDING. WE HAVE TO FIND WAYS TO BETTER DEFINE AND CONTROL FAR IN CONSERVATION DISTRICTS.
- I STRONGLY SUPPORT THE IDEA OF FREEZING PROPERTY TAXES FOR "LEGACY" RESIDENCE OF A GENTRIFYING NEIGHBORHOOD. THIS IS A PIECE OF THE AFFORDABILITY PUZZLE THAT NEEDS TO BE ADDRESSED. SKYROCKETING PROPERTY TAXES IN GENTRIFYING NEIGHBORHOODS ARE WHAT ARE DRIVING EXISTING RESIDENTS OUT.

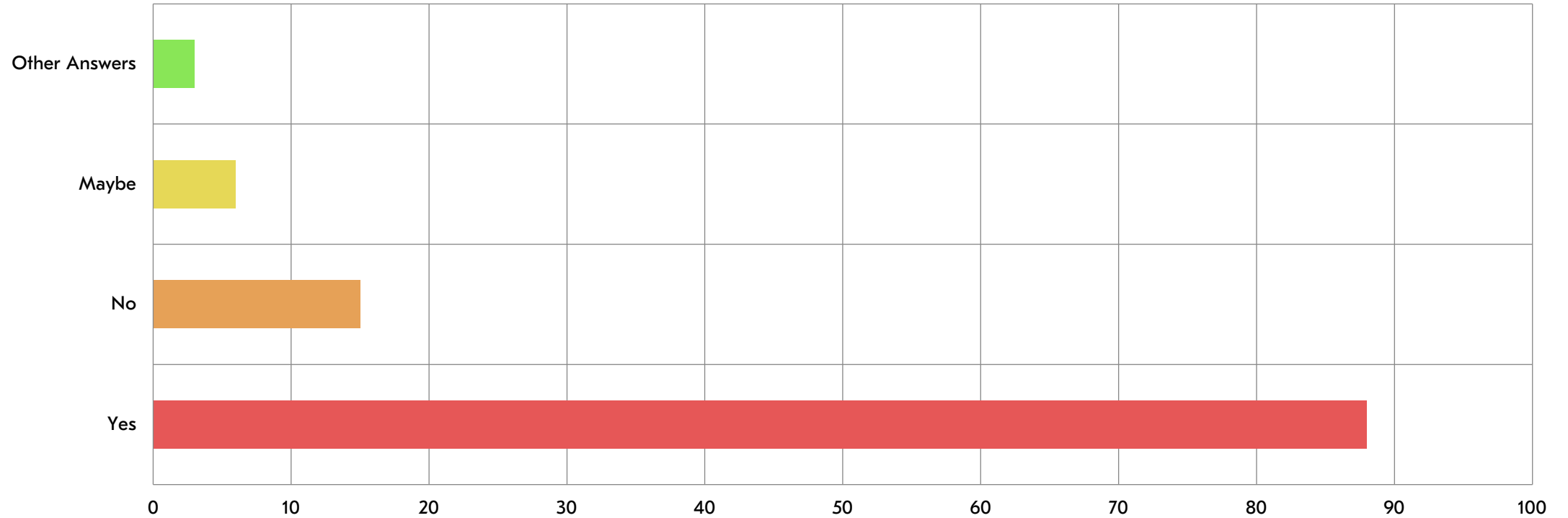
CLARIFYING QUESTION: FORM STANDARDS | 14. REDUCE R-4B (OR EQUIVALENT) LOT WIDTH STANDARDS WHEN VEHICLE ACCESS IS PROVIDED FROM A NEW OR EXISTING OPEN ALLEY.



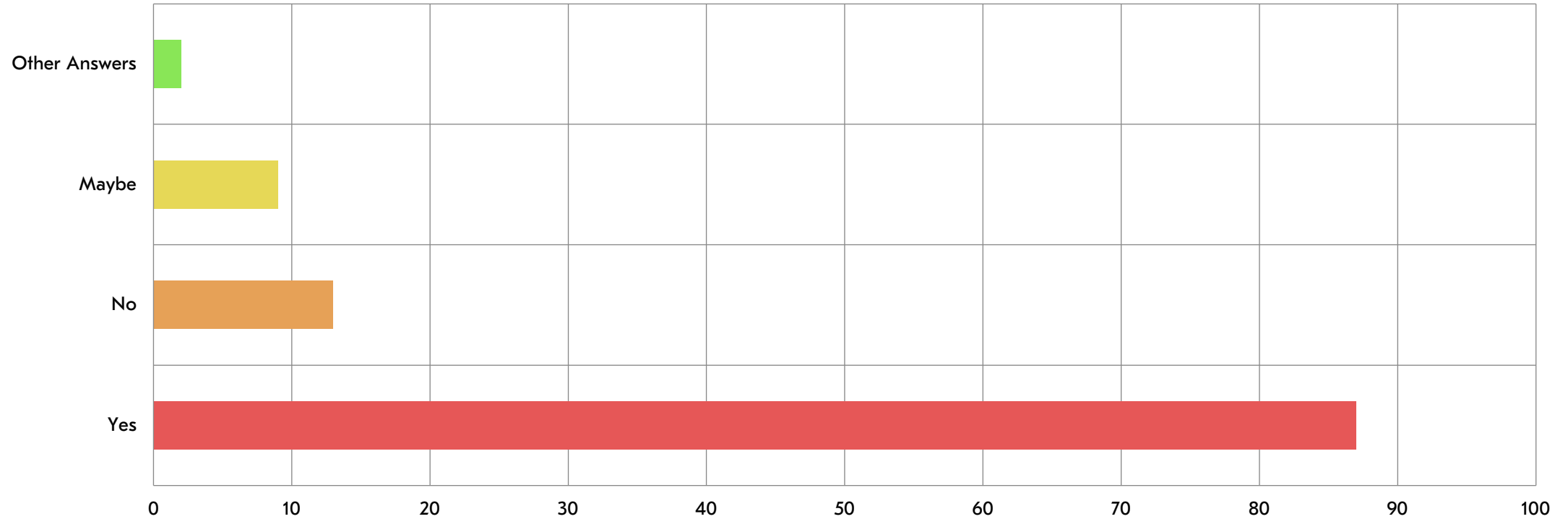
CLARIFYING QUESTION: FORM STANDARDS | 15. ADJUST ACCESSORY BUILDING HEIGHT TO ALLOW TWO FULL STORIES (TYPICALLY 20 FT TODAY).



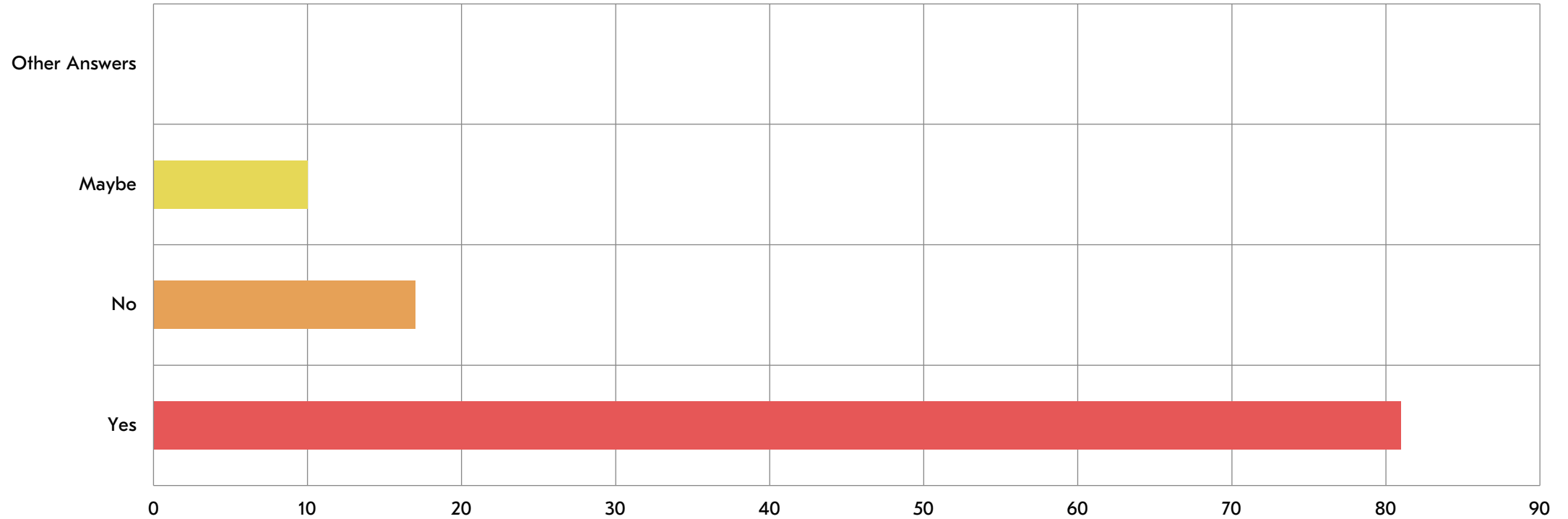
CLARIFYING QUESTION: FORM STANDARDS | 16. REDUCE SIDE SETBACKS IN SOME URBAN CONSERVATION AREAS TO MATCH EXISTING PATTERNS.



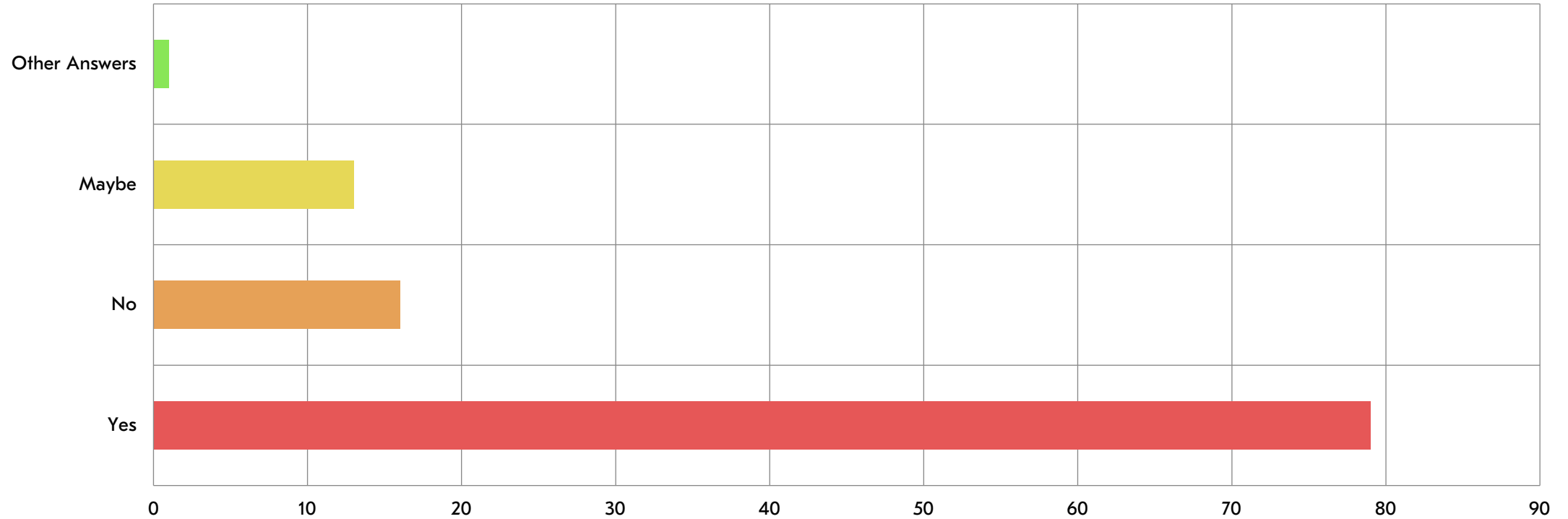
CLARIFYING QUESTION: FORM STANDARDS | 17. ALLOW ASYMMETRICAL SIDE SETBACKS IN SOME URBAN CONSERVATION AREAS TO MATCH EXISTING PATTERNS.



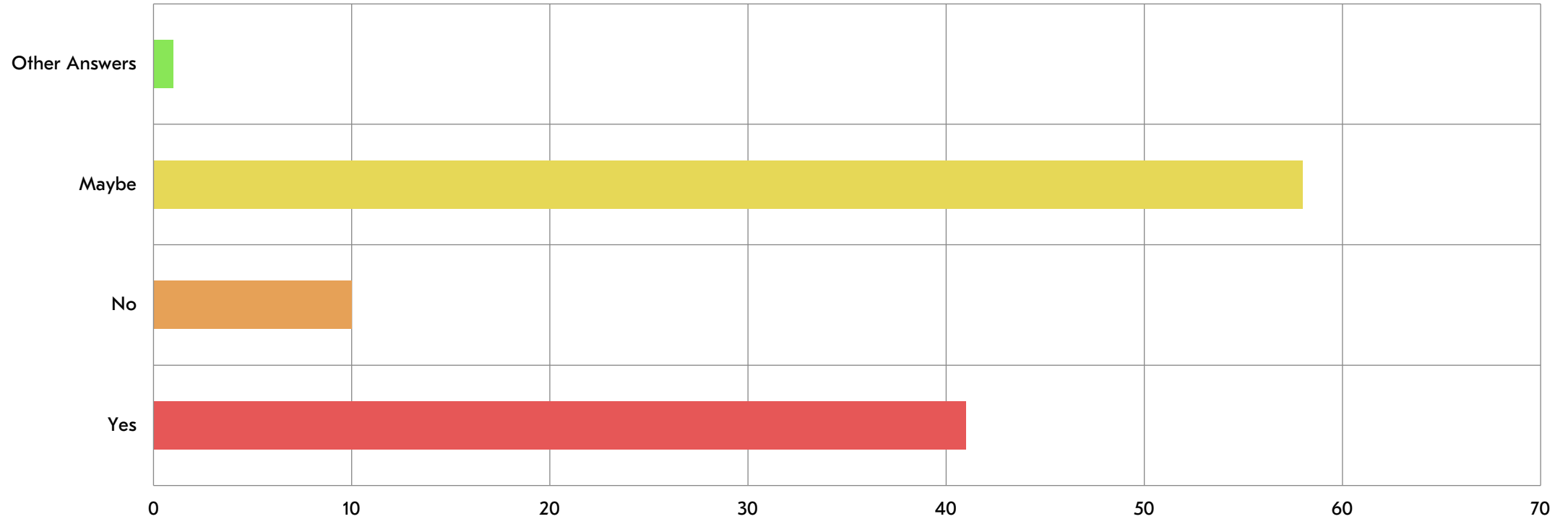
CLARIFYING QUESTION: FORM STANDARDS | 18. CREATE NEW LOT STANDARDS FOR THE TYPICAL 45-50 FT. WIDE, 5,000 SF URBAN CONSERVATION AREA LOT.



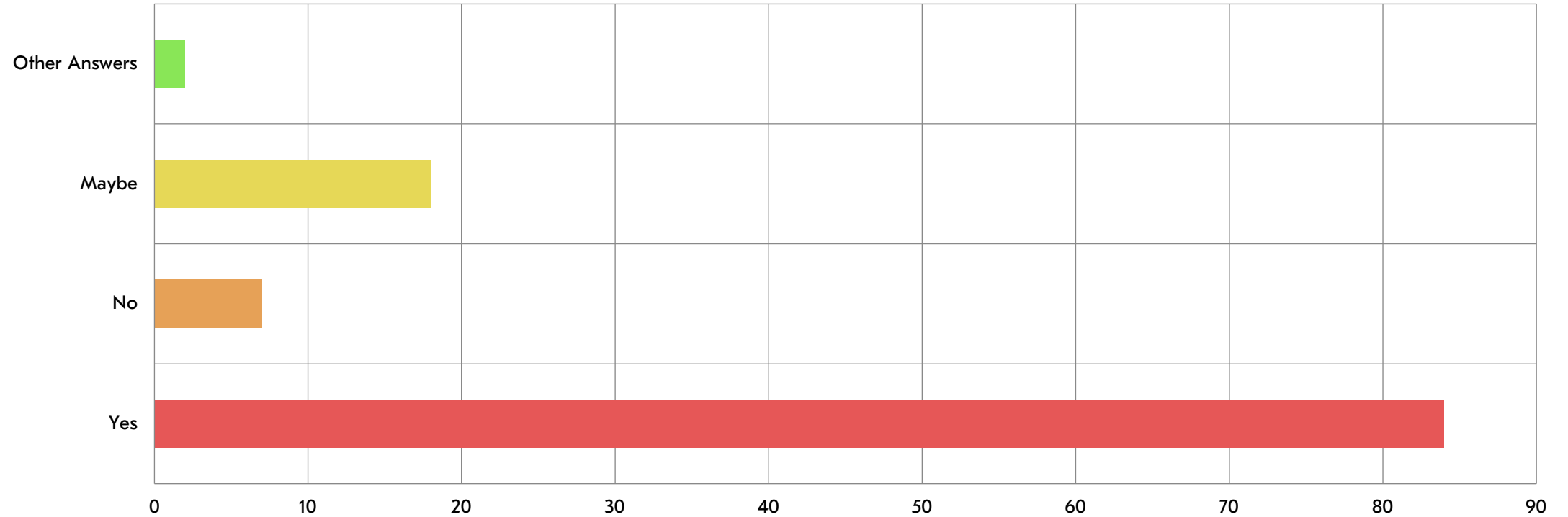
CLARIFYING QUESTION: FORM STANDARDS | 19. DEVELOP A SLIDING SCALE FOR NONCONFORMING LOT OF RECORD SIDE SETBACK AND COVERAGE STANDARDS.



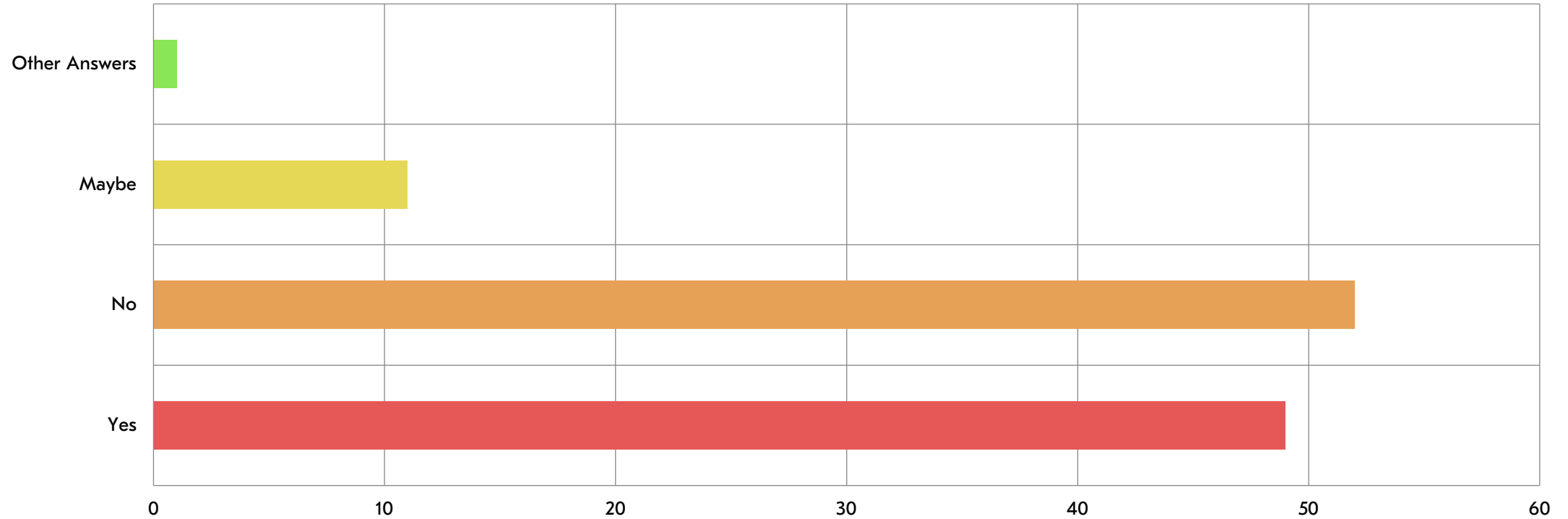
CLARIFYING QUESTION: FRONTAGE STANDARDS | 20.A. UPDATE EXISTING PORCH OR STOOP STANDARDS (WHERE ONE IS DOMINANT).



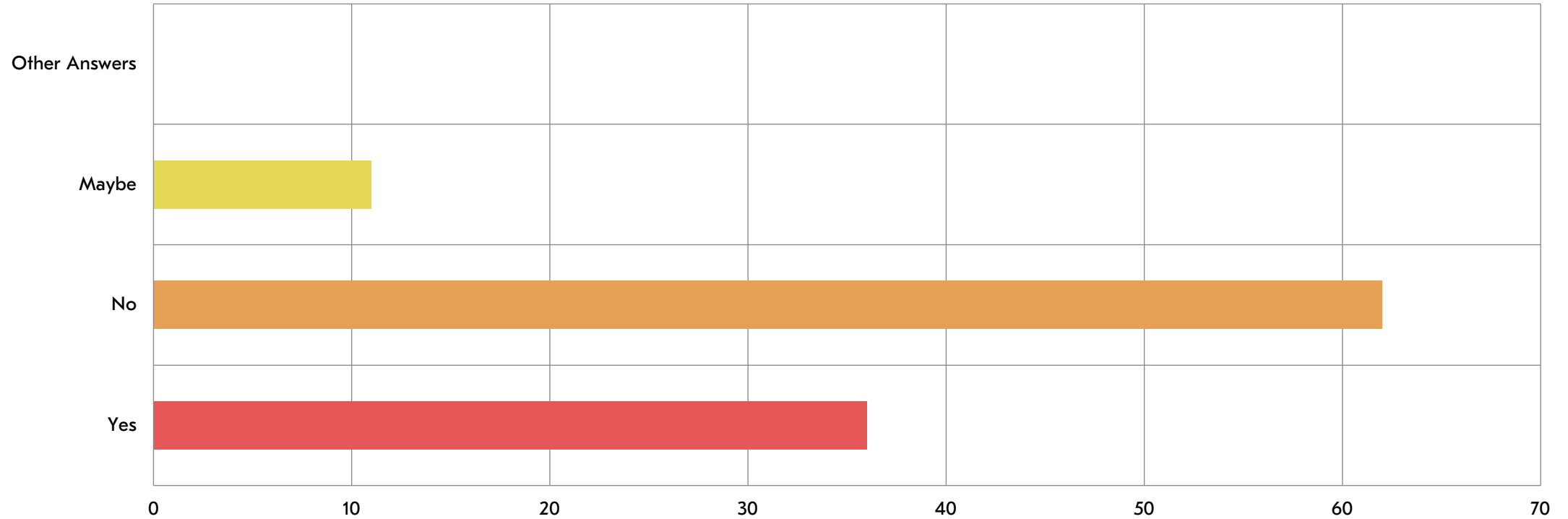
CLARIFYING QUESTION: FRONTAGE STANDARDS | 20.B. UPDATE EXISTING FRONT GARAGE STANDARDS.



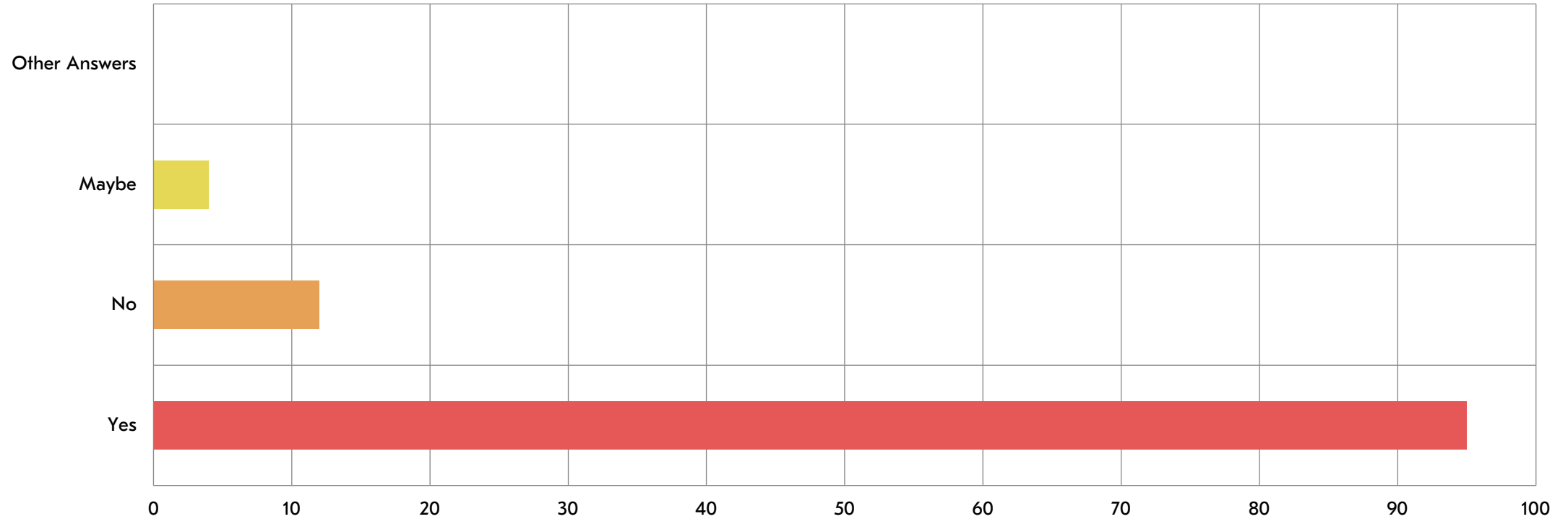
CLARIFYING QUESTION: FRONTAGE STANDARDS | 21. UPDATE STANDARDS TO REDUCE OR ELIMINATE PAVING FRONT YARDS FOR PARKING.



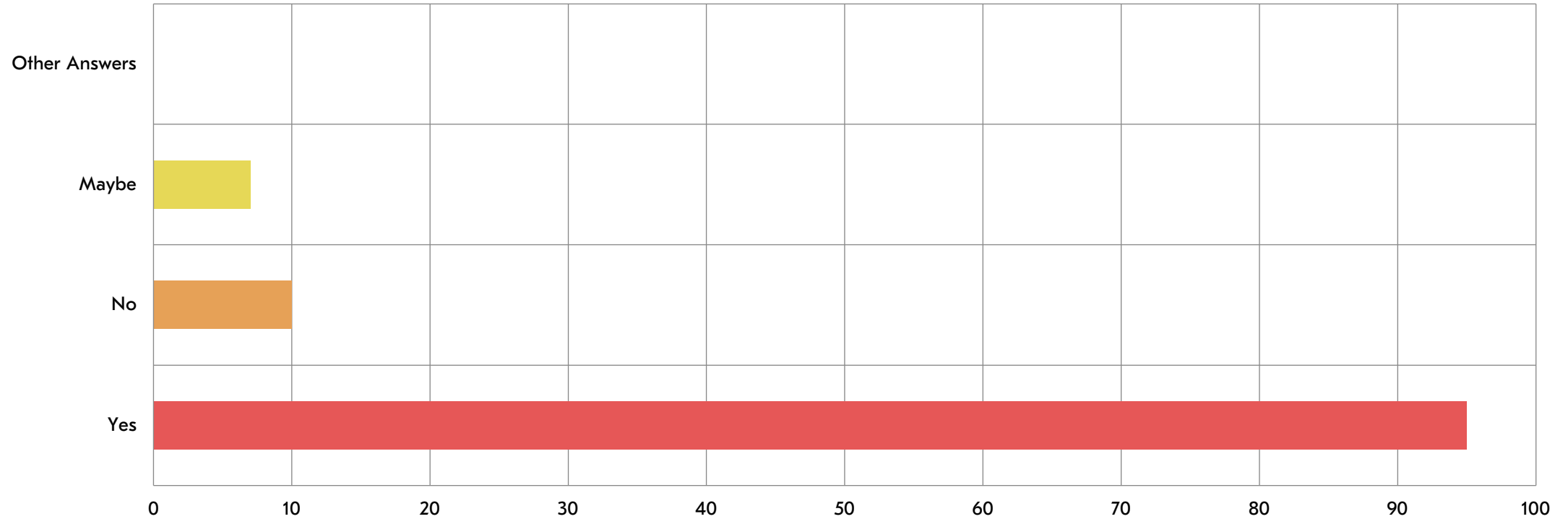
CLARIFYING QUESTION: FRONTAGE STANDARDS | 22. DEVELOP STANDARDS TO PROHIBIT “SLOTHOMES”.



CLARIFYING QUESTION: SITE STANDARDS | 23. CREATE INCENTIVES TO ENCOURAGE THE USE OF EXISTING OR NEW ALLEYS AND SHARED DRIVEWAYS.



CLARIFYING QUESTION: SITE STANDARDS | 24. INCORPORATE STANDARD FOR NARROWER DRIVEWAYS, IF SUPPORTED BY ATL DOT.



CONSERVATION AREA PRELIMINARY

DIRECTION: SUBURBAN + RURAL

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.

PRIMARY QUESTION: DO YOU HAVE ANY IDEAS FOR ZONING STANDARDS IN SUBURBAN CONSERVATION AREAS THAT YOU HAVEN'T PREVIOUSLY SHARED IN-PERSON OR ONLINE?

- THESE AREAS NEED SIDEWALKS!
- ALLOW UP TO 4 UNITS ON ALL PARCELS BY-RIGHT. ELIMINATE SUBURBAN CONSERVATION DESIGNATION AND DESIGNATE ALL RESIDENTIAL AREAS AS URBAN.
- LET'S GET MARTA TO PROVIDE BETTER ACCESS TO THE SUBURBS TO MAKE THEM MORE ACCESSIBLE! AND ALLOW UP TO 4 UNITS ON ALL PARCELS BY-RIGHT. ALL RESIDENTIAL AREAS SHOULD BE DESIGNATED URBAN.
- RESTRICT GRADING TO THE MAX FOOTPRINT. RESTRICT SOIL, TREE, PLANT, DISTURBANCE TO MAX FOOTPRINT.
- I'M NOT SURE I AGREE WITH A SUBURBAN CONSERVATION AREA. IT SEEMS TO ALLOW SUBURBAN AREAS TO NOT TAKE ON THEIR FAIR SHARE OF INCLUSIVE HOUSING TYPES AND AFFORDABLE HOUSING.
- DESIGNATE ALL RESIDENTIAL AREAS AS URBAN
- THERE SHOULD BE NO 'SUBURBAN'-BY-LAW AREAS IN THE CENTRAL CITY OF THE 8TH LARGEST METRO IN THE NATION.
- DRAMATICALLY INCREASE LOT TREE COVERAGE - NEAR THE ROADS, IN THE FRONT YARD, AND IN THE BACKYARD
- ELIMINATE SUBURBAN CONSERVATION CATEGORY. THESE AREAS THAT ARE "SUBURBAN" ARE REALLY URBAN AREAS. ALL NEIGHBORHOODS THIS CLOSE TO THE CITY SHOULD BE DESIGNED WITH WALKABILITY, NEIGHBORHOOD COMMERCIAL CENTERS, AND SOME LEVEL OF DENSITY.
- I DON'T SEE ANY OTHER QUESTIONS FOR THIS SURVEY? BUT INSIDE THE CITY OF ATLANTA, WE SHOULDN'T BE ENCOURAGING ANY FUTURE 'SUBURBAN' DEVELOPMENT, THERE ARE PLENTY OF SURROUNDING LOW-DENSITY CITIES. URBAN USES SHOULD BE ALLOWED EVERYWHERE IN THE CITY.
- MAINTAIN THE BEAUTY OF NEIGHBORHOODS WITH LARGER LOT SIZES BY MAINTAINING THE EXISTING RESIDENTIAL ZONING, INCLUDING SETBACKS, TREE REQUIREMENTS, AND OTHER THINGS THAT MAINTAIN A HEALTHY, TRANQUIL NEIGHBORHOOD.
- IF OUR CURRENT MODEL OF SUBURBAN DEVELOPMENT IS ALLOWED TO CONTINUE, THERE MUST BE A SPECIAL FOCUS GIVEN TO THE ENVIRONMENTAL IMPACT OF SUCH A DEVELOPMENT. I THINK SUBURBAN LOTS SHOULD BE SMALLER OVERALL, HAVE RESTRICTIONS ON THE AMOUNT OF IMPERVIOUS SURFACES, AND ALLOW DESIGN SENSITIVE ADUS. IN ADDITION I'D LIKE THERE TO BE THE POSSIBILITY OF SMALL-SCALE COMMERCIAL OPPORTUNITIES IN THIS ZONE.
- REFERENCE SUGGESTIONS IN "GENERAL" SURVEY ABOVE, I URGE THAT ZONING STANDARDS BE DEVELOPED TO PROTECT SUBURBAN AREAS FROM OVERDEVELOPMENT THAT IS DAMAGING THE TREE CANOPY, WATERSHED, PROPERTIES AND THE QUALITY OF RESIDENTIAL LIFE AND DEGRADING THE ENVIRONMENT. IMPROVE INFRASTRUCTURE BEFORE ANY BUILDING PERMITS ISSUED. INFRASTRUCTURE FOR CURRENT DEVELOPMENT MUST ADDRESSED BEFORE ANY NEW DEVELOPMENT OR INCREASE IN DENSITY. UTILITIES, TRANSPORTATION, SEWERS, PARKS. USE HOLISTIC APPROACH AND INVOLVE ALL COA DEPARTMENTS FROM BEGINNING OF PROCESS.

PRIMARY QUESTION: DO YOU HAVE ANY IDEAS FOR ZONING STANDARDS IN RURAL CONSERVATION AREAS THAT YOU HAVEN'T PREVIOUSLY SHARED IN-PERSON OR ONLINE?

- RURAL DEVELOPMENT SHOULD BE CLUSTERED, AS IT WAS HISTORICALLY. I THINK ZONING SHOULD BE TUNED TO REFLECT THAT, INSTEAD OF REWIRING MASSIVE AREAS OF LAND FOR A SINGLE PARCEL.
- THERE SHOULD NOT BE RURAL DESIGNATIONS IN THE CITY OF ATLANTA.
- MAKE A PLAN FOR THESE AREAS, SOME MAY REMAIN RURAL FOR THE FORESEEABLE FUTURE, SOME NEED TO BE MODERNIZED TO HANDLE THE FUTURE GROWTH OF THE CITY.
- RURAL CONSERVATION AREAS SHOULD STANDARDIZE THE LOT SIZE AVAILABLE BY RIGHT TO 2 ACRES SO THAT EXTRA LARGE RURAL CONSERVATION LOTS CAN BECOME MORE DENSE OVER TIME BY CREATING THE OPPORTUNITY TO SUBDIVIDE LOTS INTO 2 ACRE PARCELS. THIS WOULD RETAIN THE RURAL CHARACTER OF THESE NEIGHBORHOODS WHILE ALLOWING THEM TO PARTICIPATE IN THE OPPORTUNITY FOR INCREASED DENSITY IN THE SAME WAY THAT URBAN CONSERVATION AREAS GENTLY INCREASE DENSITY THROUGH BY RIGHT ABILITY TO HAVE ADUS, DUPLEXES, TRIPLEXES, QUADS AND SMALL APARTMENT BUILDINGS. THIS WAY THERE WILL BE A MORE EQUITABLE OPPORTUNITY FOR THE DISTRIBUTION OF DENSITY INCREASES ACROSS ALL TYPES OF CONSERVATION AREAS.
- THERE SHOULD REALLY REALLY BE NO 'RURAL'-BY-LAW AREAS IN THE CENTRAL CITY OF THE 8TH LARGEST METRO IN THE NATION. I MEAN... WHY IS THIS EVEN A CONCEPT? IT'S INSANE. BUILD PARKS, NATURE PRESERVES, GREENWAYS, AND ACTUAL PROTECTIONS IF WE WANT TO MAINTAIN NATURE. NOT LEGALLY ESTABLISHING EXTREMELY LOW-DENSITY DEVELOPMENT THAT'S ALREADY DISTURBED NATURE.
- THERE SHOULD BE REGULATIONS FOR REDUCING THE AMOUNT OF A SITE THAT IS CLEARED OR DISTURBED. THIS COULD BE IN THE FORM OF LIMITS OR INCENTIVES. THE CODE IS SILENT NOW ON THIS ISSUE.
- THE APRIL 20 WORKSHOP PRESENTATION ON CONSERVATION AREAS INDICATED, "IN RURAL AREAS, TOPOGRAPHY AND OTHER NATURAL FEATURES AREN'T CONSIDERED IN ZONING." ESPECIALLY GIVEN HOW MUCH OF ATLANTA'S URBAN FOREST IS CONCENTRATED IN RURAL AREAS, I WOULD URGE THAT ZONING STANDARDS BE DEVELOPED TO PROTECT THE TREES AND OTHER NATURAL FEATURES IN THESE AREAS. I WOULD ALSO URGE, AS SUGGESTED IN THE RESPONSE TO THE "GENERAL" SURVEY ABOVE THAT ZONING STANDARDS BE DEVELOPED TO PROTECT RURAL AREAS FROM OVERDEVELOPMENT THAT IS DAMAGING PROPERTIES AND THE QUALITY OF RESIDENTIAL LIFE AND DEGRADING THE NATURAL ENVIRONMENT.
- CONTINUE TO ALLOW DU/TRIPLEX, AND SOME SMALL APARTMENT BUILDINGS, EVEN IN "RURAL" AREAS. AREAS MUST HAVE STRONG EMPHASIS ON TREE PRESERVATION AND GREEN SPACE TO MAKE "RURAL" DESIGNATION MEAN SOMETHING OTHER THAN JUST CAR DEPENDENCE.
- THE VERY IDEA OF A "RURAL CONSERVATION AREA" IN A CITY LIKE ATLANTA IS RIDICULOUS. YOU HAVE TO GO AT LEAST 30 MILES TO REACH ANYWHERE THAT IS TRULY RURAL. GET RID OF THIS DESIGNATION ENTIRELY.
- I FEEL IT IS VERY, VERY, VERY IMPORTANT FOR THE CITY TO UPDATE AND IMPROVE THE TREE PROTECTION ORDINANCE TO ACTUALLY PROTECT TREES, OTHERWISE, RURAL CONSERVATION AREAS WILL CEASE TO EXIST.