

The Atlanta Zoning Ordinance Rewrite



DISCUSSION DRAFT MEETING #2

MODULE II: SITE DEVELOPMENT

QUESTION & ANSWER SESSION

January 13, 2025

DCP

AGENDA

BACKGROUND

QUESTIONS & ANSWERS

- Questions submitted in advance
- Questions submitted in real-time

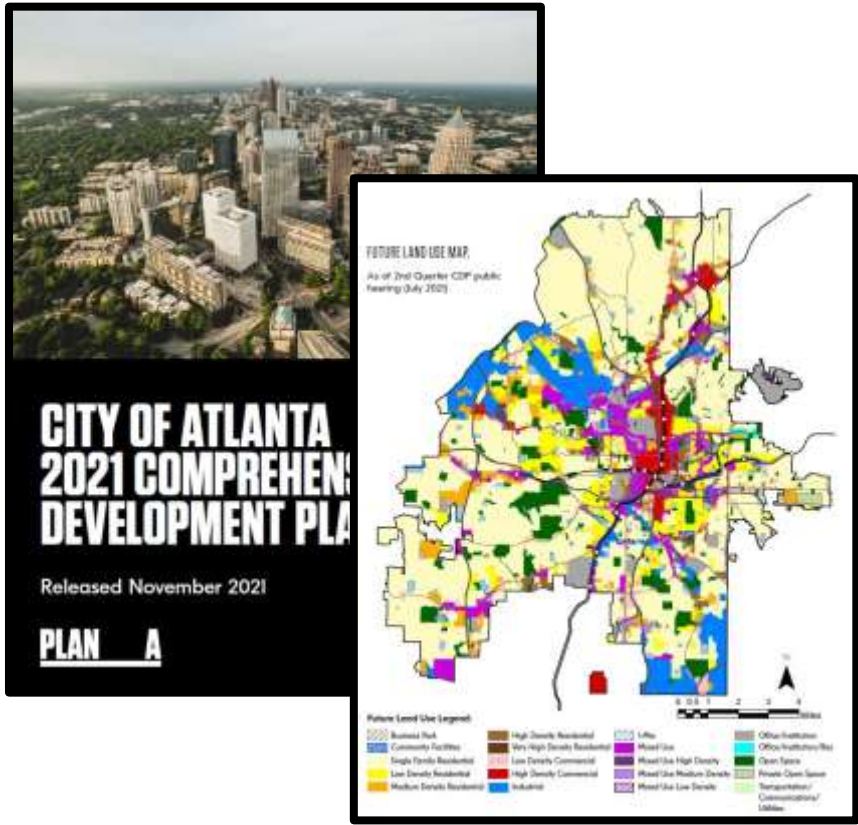
NEXT STEPS

Meeting Goal

*To answer your questions
about the new code
Module II: Site
Development Standards.*

BACKGROUND

COMPREHENSIVE PLAN / ATL ZONING 2.0



The Plan



The Law

COMPREHENSIVE PLAN / ATL ZONING 2.0

BENEFITS OF COORDINATION

- A unified framework to guide growth
- Information sharing
- Public comment sharing

For more information visit:
www.atlantaforall.com



COMPREHENSIVE PLAN / ATL ZONING 2.0



ATL ZONING 2.0 MODULES

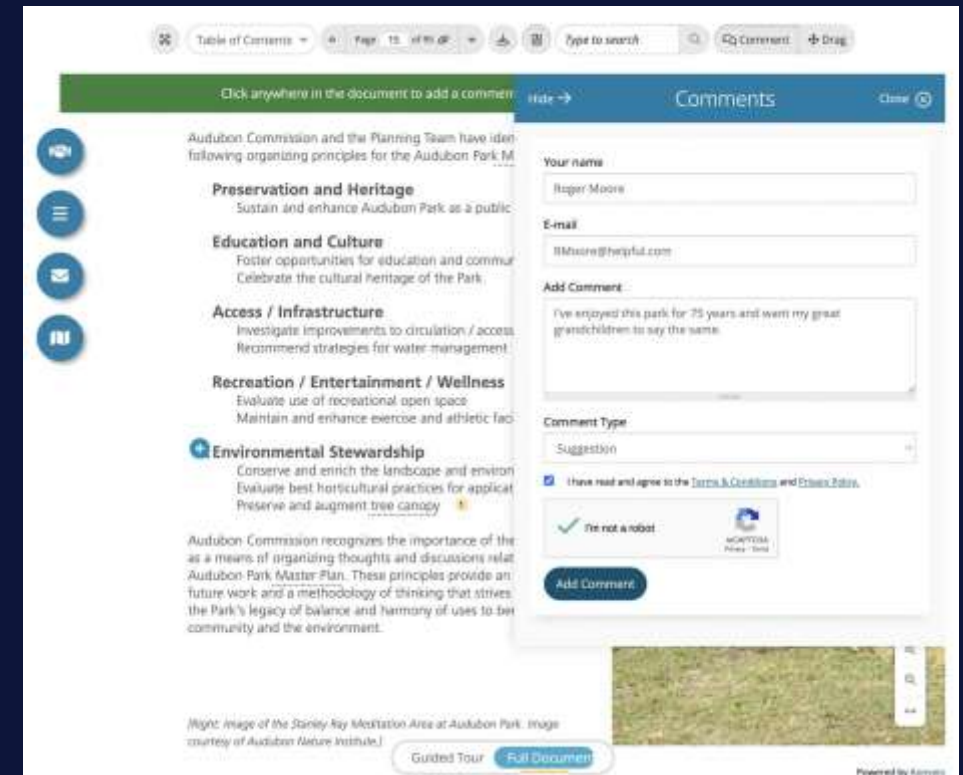
THREE MODULES

- Modules are similar types of zoning regulations
- **These modules are...**

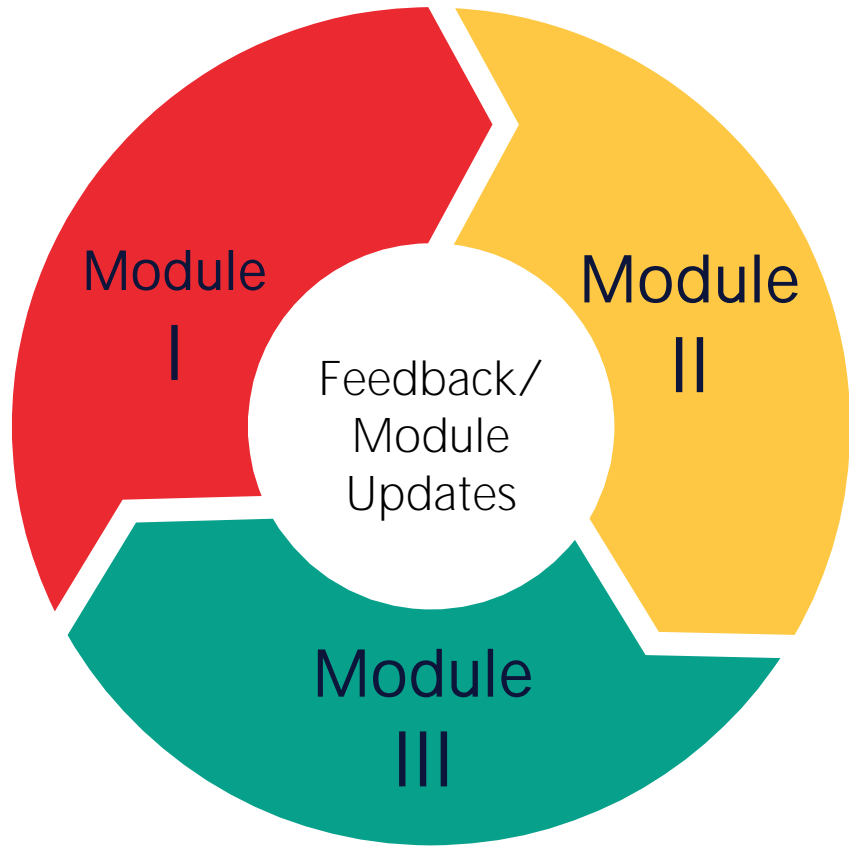
DISCUSSION DRAFTS

- 85% drafts
- Intended for review, comment, and refinement

Konveio
Discussion Draft Review
www.atlzoning.com



ATL ZONING 2.0 MODULES



Comment through March 31, 2025

REVISED DISCUSSION DRAFT



ATLZONING

Late spring summer 2025

ADOPTION DRAFT



ATLZONING

Summer 2025

MODULE II: DEVELOPMENT STANDARDS

DECEMBER 4TH / TONIGHT'S Q&A

- Rules of Interpretation
- Development Bonuses (forthcoming)
- Blocks and Connectivity
- Streets and Streetscapes
- Multi-Modal Access and Parking
- Vehicle Access and Parking
- Transitions and Screening
- Fences and Walls
- Landscape Standards
- Signs (forthcoming)
- Outdoor Lighting



MODULE III: ADMINISTRATION

FEBRUARY 3, 2025 / MARCH 17TH Q&A

- Administration
 - Approval Processes
 - Nonconformities
 - Enforcement
- General Standards and Definitions



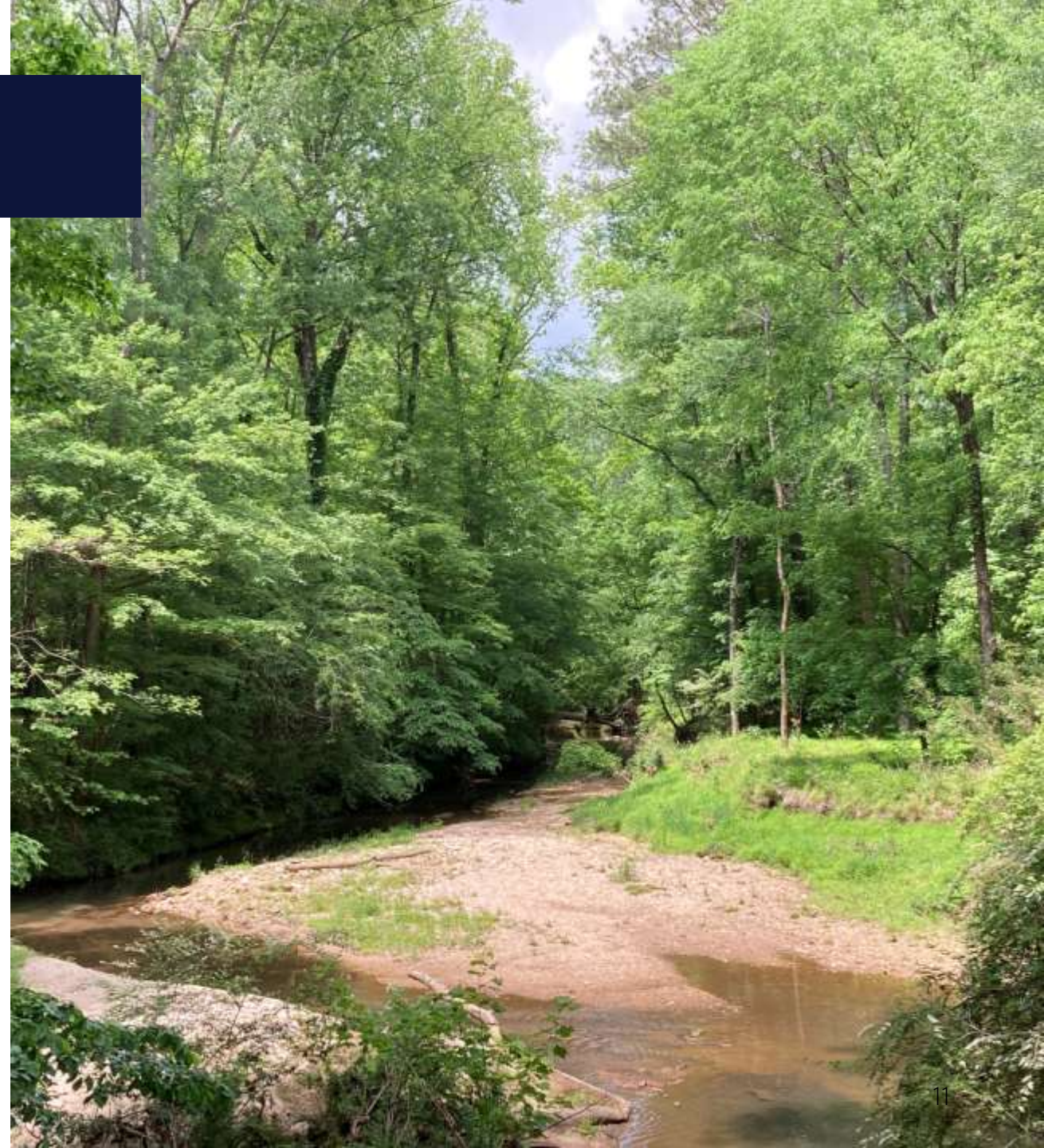
STANDARDS NOT IN ZONING

ENVIRONMENTAL REGULATIONS

- Tree protection
- Stormwater
- Soil erosion and sedimentation
- Flood protection
- Noise

BUILDING CODES

HOUSING CODE

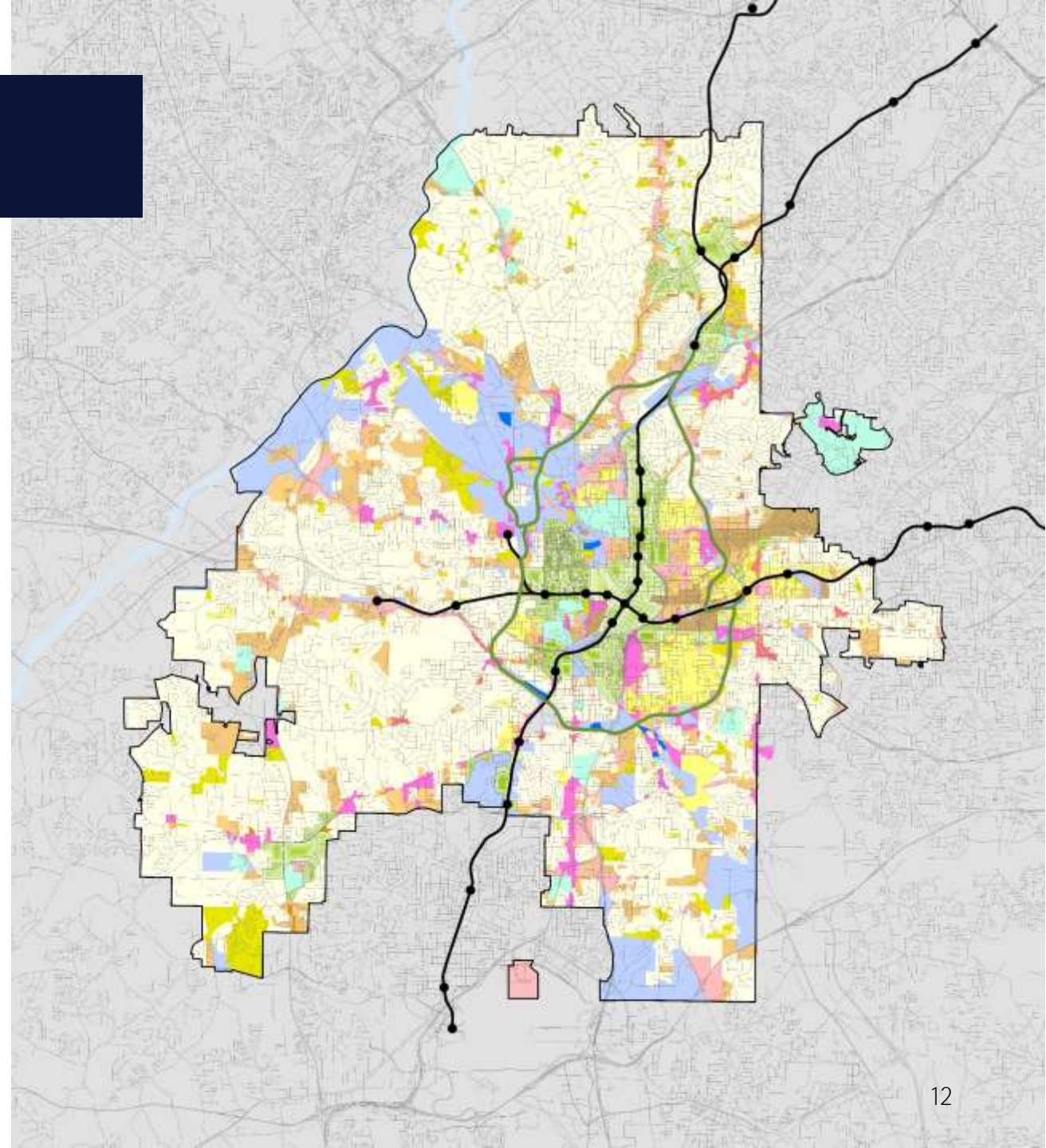


NEW OFFICIAL ZONING MAP

USE A 1-TO-1 CONVERSION

- Avoid rezoning any property
- Allow City plans, especially the comprehensive plan, to guide any future changes after the new code is adopted

Please see the revised conversion table for specific conversions from existing zoning districts to new Form Districts — Use Districts



DISTRICT TRANSLATION

EXISTING DISTRICT	PROPOSED FORM DISTRICT	PROPOSED USE DISTRICT
O-1	CM	CV2
MR-1	N5B	R1
MR-2	UG3A	R1
MR-3	UG3A	RX1
MR-4A	UG5A	RX1
MR-4B	UG5A	RX1
MR-5A	UG15	RX2
MR-5B	UG15	RX2
MR-6	UG25	RX2
MR-MU	N5B	R1
MRC - 1	UG5A	MX11
MRC - 2	UG15	MX11
MRC - 3	UG25	MX11
NC General	UG3B or UG5A (based on the number of stories allowed today)	NX1
NC-1	UG5A	NX1
NC-2	UG5A	NX2
NC-3	UG5A	NX1
NC-4	UG5A	NX1
NC-5	UG5A	NX1
NC-6	UG5A	NX3
NC-7	UG5A	NX4
NC-8	UG3B	NX5
NC-9	UG5A	NX3
NC-10	UG5A	NX5
NC-11	UG5A	NX1
NC-12	UG5A	NX5
NC-13	UG3B	NX5
NC-14	UG3B	NX3
NC-15	UG3B	NX3
NC-16	UG5A	NX3
C1	UG5A	MX11
C2	UG15	MX11
C3	UG25	MX11

EXISTING DISTRICT	PROPOSED FORM DISTRICT	PROPOSED USE DISTRICT
SPI-2 SA1	S-FM	n/a
SPI-2 SA2	S-FM	n/a
SPI-2 SA3	S-FM	n/a
SPI-2 SA4	S-FM	n/a
SPI-2 SA5	S-FM	n/a
SPI-3 SA 1	N4A	R2
SPI-3 SA 2	N4B	R5
SPI-3 SA 3	N5B	RX1
SPI-3 SA 4	UG3B	MX9
SPI-3 SA 5	UG5B	MX9
SPI-3 SA 6	UG8B	MX11
SPI-3 SA 7	UG8B	MX11
SPI-3 SA 8	WX5	I2
SPI-3 SA 9 (based on height)	UG8A	MX11
SPI-3 SA 9 (based on height)	UG15	MX11
SPI-4 SA1 (Single-unit)	N3A	R2
SPI-4 SA1 (Two-unit)	N3B	R3
SPI-4 SA2	UG3A	RX2
SPI-4 SA3	UG5A	MX1
SPI-4 SA4	UG5A	MX4
SPI-4 SA5	UG8A	R1
SPI-4 SA6	UG5A	R1
SPI-4 SA7	UG3A	MX7
SPI-4 SA8	WX5	I1
SPI-4 SA9	N5B	R1
SPI-4 SA10	UG8B	MX7
SPI-4 SA11	UG3A	R1
SPI-4 SA12	CM	MX6
SPI-4 SA13 (other than Northside Dr)	UG8B	MX7
SPI-4 SA13 (Northside Dr)	UG25	MX7
SPI-5 - SA1	PK	CV1

EXISTING DISTRICT	PROPOSED FORM DISTRICT	PROPOSED USE DISTRICT
SPI-9 - SA2	S-BV	n/a
SPI-9 - SA3	S-BV	n/a
SPI-9 - SA4	S-BV	n/a
SPI-11-SA1	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA2	UG3B	MX4
SPI-11-SA3	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA4	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA5	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA6	N3A	R1
SPI-11-SA7	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA8	UG3A	RX2
SPI-11-SA9	UG3B	MX3
SPI-11-SA10	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA11	Deleted (unmapped)	Deleted (unmapped)
SPI-11-SA12	Deleted (unmapped)	Deleted (unmapped)
SPI-12 - SA1	S-B5	n/a
SPI-12 - SA2	S-B5	n/a
SPI-12 - SA3	S-B5	n/a
SPI-12 - SA4	S-B5	n/a
SPI-14	n/a	n/a
SPI-15-SA1	WX5	I2
SPI-15-SA2	UG15	MX13
SPI-15-SA3	UG25	MX13
SPI-15-SA4	UG25	MX13
SPI-15-SA5	UG15	RX2
SPI-15-SA6	UG3A	RX2
SPI-15-SA7	UG5A	RX2
SPI-15-SA8	UG5A	RX1/RX2
SPI-15-SA9	UG25	MX13
SPI-16-SA1	S-M	n/a
SPI-16-SA2	S-M	n/a
SPI-16-SA3	S-M	n/a
SPI-17-SA1	N6A	R1/CV1
SPI-17-SA2	N6B	RX3

EXISTING DISTRICT	PROPOSED FORM DISTRICT	PROPOSED USE DISTRICT
SPI-18-SA10	UG5A	RX2
SPI-19-SA1	UG5A	MX6
SPI-19-SA2	UG5A	MX6
SPI-19-SA3	CM	MX5
SPI-19-SA4	UG8B	MX8
SPI-19-SA5	UG3A	R1
SPI-19-SA6	N4A	R2
SPI-19-SA7	UG3A	RX2/MX1
SPI-19-SA8	UG5B	MX8
SPI-19-SA9	UG3A	MX8
SPI-19-SA10	UG3A	MX8
SPI-19-SA11	UG5B	MX8
SPI-20-SA1	S-G	n/a
SPI-20-SA2	S-G	n/a
SPI-20-SA3	S-G	n/a
SPI-20-SA4	S-G	n/a
SPI-20-SA5	S-G	RX2
SPI-20-SA6	S-G	R1
SPI-21-SA1	UG15	MX12
SPI-21-SA2	UG8A	MX12
SPI-21-SA3	UG3B	NX1
SPI-21-SA4	UG3B	MX12
SPI-21-SA5	UG5B	RX2
SPI-21-SA6	Deleted (unmapped)	Deleted (unmapped)
SPI-21-SA7	N3A	R2
SPI-21-SA8	CM	NX1
SPI-21-SA9	UG8A	I2
SPI-21-SA10	UG25	I2
SPI-22-SA1	UG25	MX10
SPI-22-SA2	UG5A	MX10
SPI-22-SA3	UG8A	MX10
SPI-22-SA4	UG5B	MX10
SPI-22-SA5	PK	CV1
SPI-24	N1	n/a

QUESTIONS & ANSWERS

WE'RE HERE TO ANSWER YOUR QUESTIONS



KEYETTA HOLMES

Director, City of Atlanta Office of Zoning and Development



CALEB RACICOT

Consultant Team Project Manager, TSW



CHRISTY DODSON

Consultant Team Code Writer, Code Studio

QUESTIONS SUBMITTED IN ADVANCE

THEMES

- Process
- Zoning districts
- Vehicular Parking
- Miscellaneous



Is there a Module I update that NPU
chairs can share with NPU
neighborhoods?

Answered by Caleb Racicot



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[ZONING DRAFTS](#)

[SUBMIT COMMENTS](#)

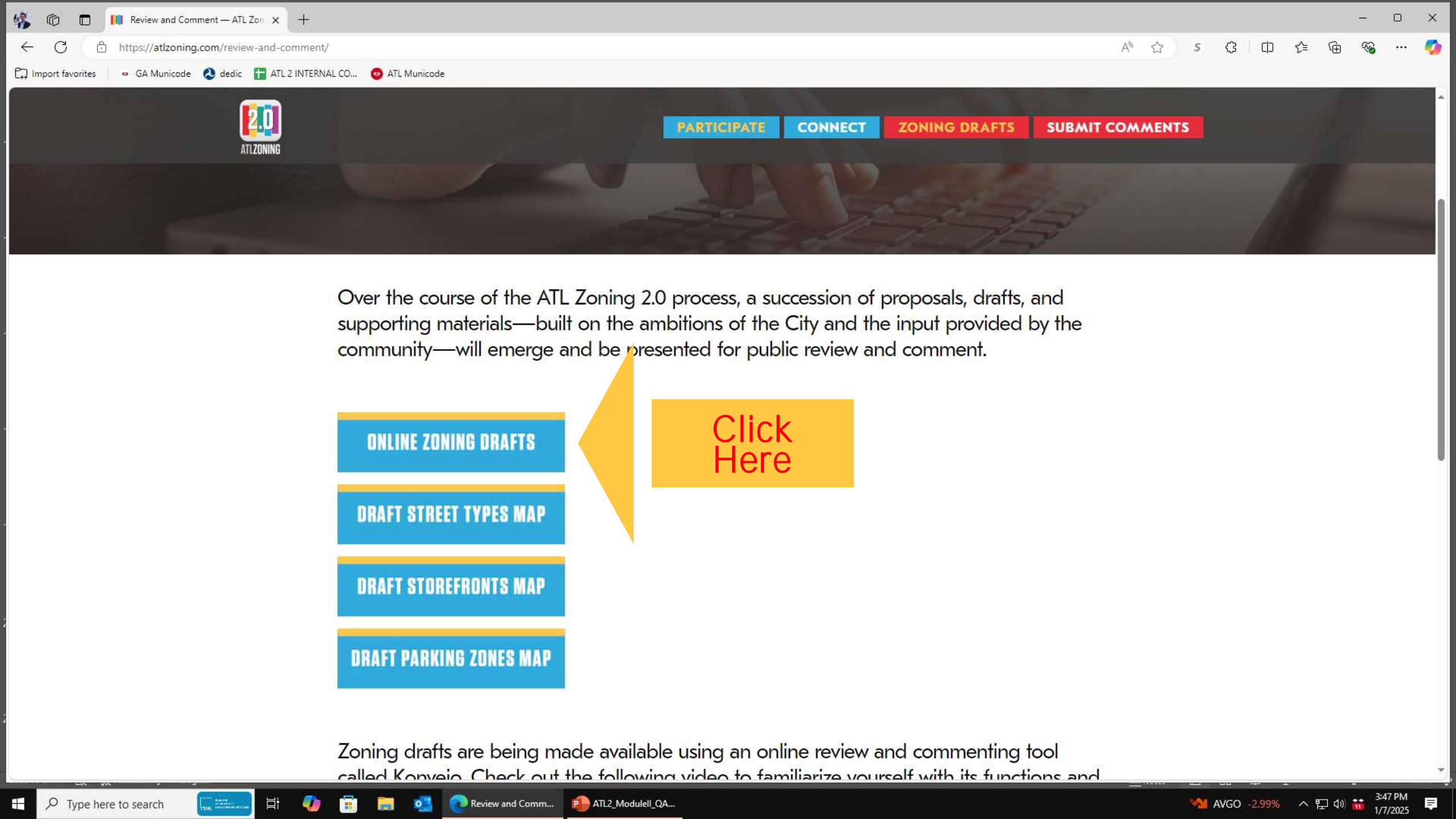


ATL ZONING 2.0

21ST CENTURY OPPORTUNITY

Zoning is me. It's you. It shapes our customs and defines the ways in which we live, grow, and thrive. Which is why, **with your help**, we're rewriting Atlanta's rules and regulations to meet the new world challenges and aspirations of a 21st century city.

Draft code is starting to roll out. **Review and comment now.** >>



PARTICIPATE

CONNECT

ZONING DRAFTS

SUBMIT COMMENTS

Over the course of the ATL Zoning 2.0 process, a succession of proposals, drafts, and supporting materials—built on the ambitions of the City and the input provided by the community—will emerge and be presented for public review and comment.

ONLINE ZONING DRAFTS

DRAFT STREET TYPES MAP

DRAFT STOREFRONTS MAP

DRAFT PARKING ZONES MAP

Click Here

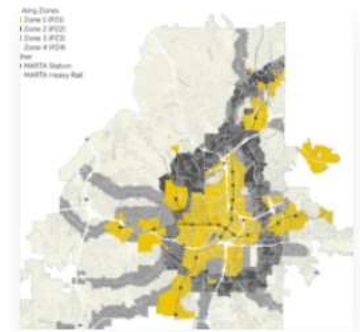
Zoning drafts are being made available using an online review and commenting tool called Konveio. Check out the following video to familiarize yourself with its functions and...

Chapter 3: Rules for Zoning Districts



Discussion Draft Storefront Street Map

Chapter 8: Development



Discussion Draft Parking Zone Map

Chapter 10: General Rules & Definitions



Discussion Draft Street Type Map

About

This site is for collecting community feedback on documents.

Contact Us

More Info



Module I



Archived Documents

PROCESS

MODULE I

• Summary of Form and Use District Updates



ATL ZONING 2.0 MODULE I: FORM & USE DISTRICT UPDATES



November 12, 2024 (December 4, 2024, as amended on page 5)

Introduction

The following summarizes updates to the Discussion Draft of Module I: Form and Use District Standards for ATL Zoning 2.0. These updates have been primarily shaped by feedback received after the release of the May 20th Module I drafts and during the Comprehensive Development Plan process. Additionally, the revisions include recently adopted City Code changes and technical refinements to enhance usability.

Chapter 2. Form Districts

General Revisions Applicable to All Form Districts

- Many Form Districts have been renamed for simplification and to keep Chapter 2 related to Form, whereas Chapter 4 is related to Use. This means removing use-related language from the names of many Form Districts.
- To remove conflicts between Chapter 2. Form Districts and Chapter 4. Use Districts, the number of *primary dwelling units* allowed per lot is designated in the Form District (Ch. 2), and the number of *guest units* or *accessory units* allowed is designated in the Use District (Ch. 4) under Accessory Uses.
- The order in which some standards appeared in the tables has been modified for clarity. For example, floor area ratio (FAR) is now found under *Density* instead of *Massing*.
- Standards that are highlighted in the tables are to be refined as Module 2 is drafted. For example, *Fences and Walls* types and *Transition* types will appear highlighted.
- In *Building Setbacks*, removed " / alley" from Rear Setbacks. How to measure Side or Rear Setbacks when an alley is present will be outlined in Module 2 in Chapter 3. Rules for Form Districts.
- In *Streetscapes*, renamed some of the standards to *Amenity Zone*, *Pedestrian Zone*, and *Front and Side Street Yard Landscaping* to a name that better reflects the intent of the standard.
- Modified *Active Depth* text for clarity since it was unclear if the dimension was indicating the depth or height of the requirement. Because active depth will apply to all stories in all instances, it is unnecessary to list it on the district page, it will be outlined in the Rules for Form Districts in Module 2.
- Modified Entry Spacing requirement to specify that a *Street-Facing Entry* is required, but the spacing requirement is removed. This will be further outlined in Module 2.

Div. 2.1. General Provisions

- New text about how to use the Form Districts chapter and the applicability of the requirements in each Form District

Div. 2.2. House-Scale Districts

- Renamed districts from Residential House (RH-) to House (H-) and Residential Conservation (RC-) to Conservation (CN-)
- Included Lot Area and FAR in the District Summary to better summarize key metrics of each district
- Modified the Parking Location and Fences and Walls requirement to apply to the required *building setback* as opposed to the *yard* (the area between the street and the building). This allows parking and taller fences and walls between the building and the street so long as they are behind the required building setbacks.

Can NPU chairs be trained on the new code?

Answered by Keyetta Holmes

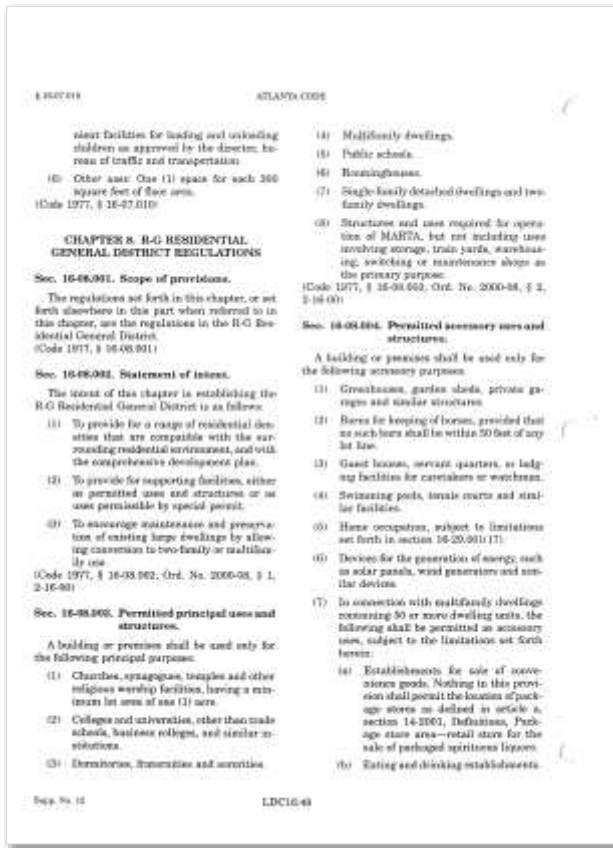
PROCESS

Will there be a redlined document that shows existing and proposed zoning code?

Answered by Caleb Racicot

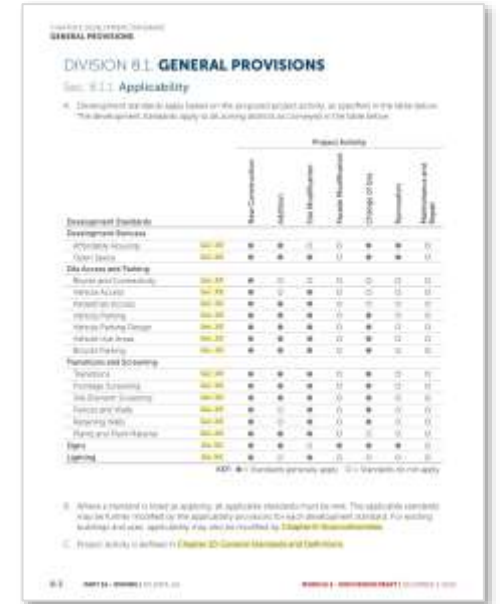
PROCESS

EXISTING ZONING DISTRICTS



NEW FORMAT

FORM DISTRICTS + USE DISTRICTS + CITYWIDE DEVELOPMENT STANDARDS





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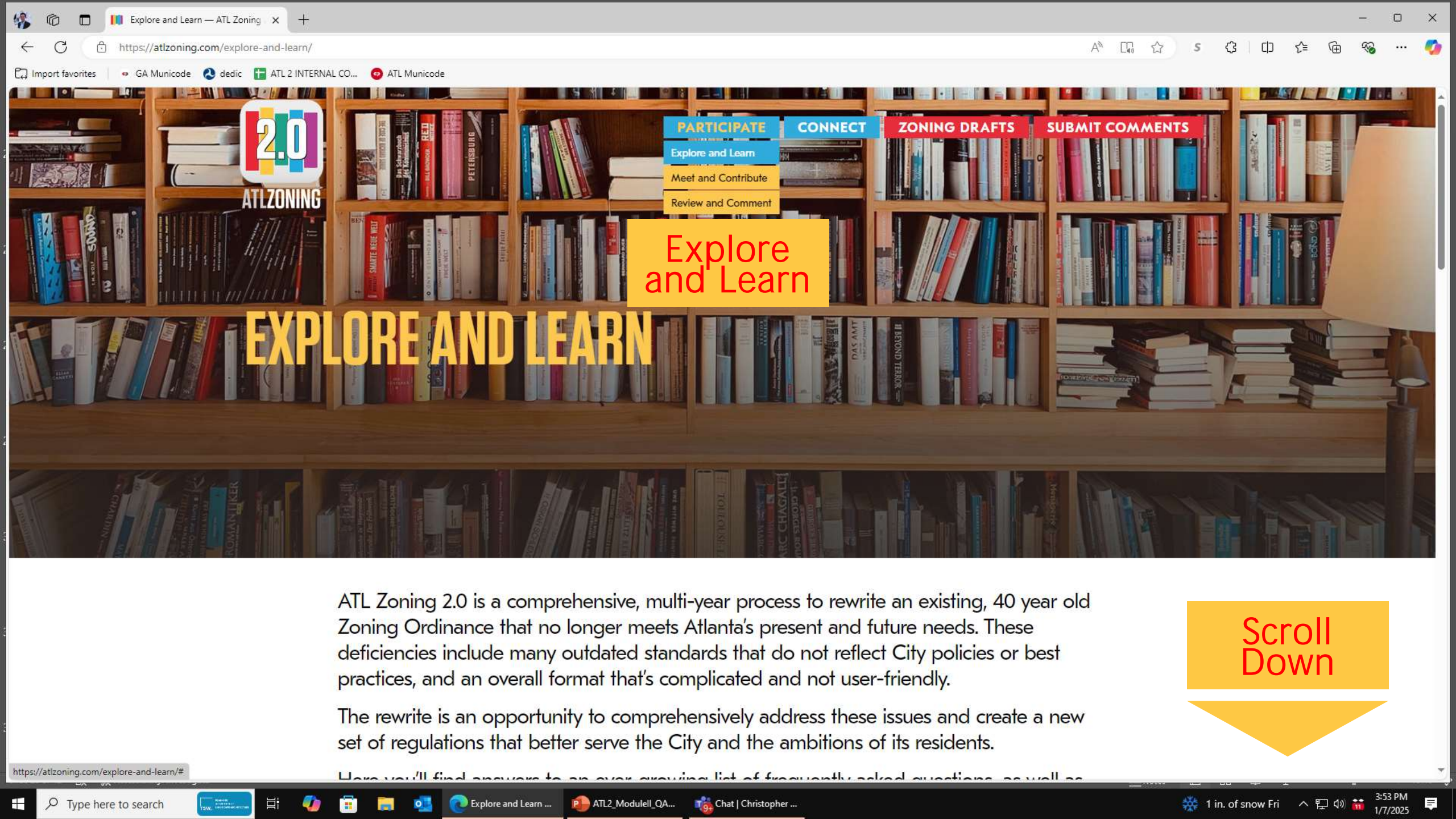


ATL ZONING 2.0

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Draft code is starting to roll out. **Review and comment now.** >>



PARTICIPATE CONNECT ZONING DRAFTS SUBMIT COMMENTS

Explore and Learn
Meet and Contribute
Review and Comment

Explore and Learn

EXPLORE AND LEARN

ATL Zoning 2.0 is a comprehensive, multi-year process to rewrite an existing, 40 year old Zoning Ordinance that no longer meets Atlanta's present and future needs. These deficiencies include many outdated standards that do not reflect City policies or best practices, and an overall format that's complicated and not user-friendly.

The rewrite is an opportunity to comprehensively address these issues and create a new set of regulations that better serve the City and the ambitions of its residents.

Here you'll find answers to an ever-growing list of frequently asked questions, as well as



SUPPORTING RESOURCES

ASSOCIATED MEETINGS ARCHIVE

[Atlanta City Council Zoning Committee Meeting](#)

Held September 27, 2021.

REPORTS

[Technical Approach and Zoning Diagnostic Updates](#) (19mb .pdf)

A compilation of analysis and findings used to lay the foundation and approach for rewriting Atlanta's Zoning Ordinance, including the Public Engagement Plan and Updated Legal Review.

[Atlanta Zoning Diagnostic Report](#) (8.1mb .pdf)

A compilation of the findings and recommendations of the Atlanta Zoning Diagnostic project, which began in October of 2015 and was completed in May of 2016.

Existing Pattern Analysis

A review of existing Atlanta neighborhood development patterns at the city, neighborhood, block, and building scales. This video provides a general overview, together with the following detailed files:

[City Scale](#) (7mb .pdf) | [Neighborhood Scale](#) (21.7mb .pdf) | [Block Scale](#) (25mb .pdf) | [Building Scale](#) (6mb .pdf) | [Appendix A](#) (4.4mb .pdf)



PROCESS

DIAGNOSTIC REPORTS

- Original 2016 report
- Updated 2023 report

1.27. Park Zoning District (deleted).
A park zoning district is not needed.

Outdoor Dining

1.28. Outdoor Dining.
Current outdoor dining parking requirements should be assessed with any necessary changes to these provisions being included in the new code.

Place-Based Zoning

1.29. Building Types and Design Controls (deleted).
Building types are no longer recommended due to their complexity to use and administer. See 1.A. above for the recommended approach.

1.30. Place-Based Districts (updated).
After further review of the Atlanta City Design, the existing zoning map, and existing development patterns, a literal one-to-one translation of the Atlanta City Design Growth and Conservation framework into zoning is no longer recommended. However, the Zone String approach will still reflect the Atlanta City Design framework and other public considerations.

1.31. Typology Of Atlanta. (updated).
See 1.30 above.

1.32. Street Network Map (updated).
Review the existing street classification map to determine if it can be used to regulate some things, such as storefront requirements or sidewalks, in certain areas. If this is not feasible, provide alternative approaches.
See 4.9 below.

RECOMMENDATIONS: PROTECTING NEIGHBORHOOD CHARACTER

District Tailoring

2.3. Duplicative Provisions.
Remove text that is repeated in multiple locations.

2.4. District Conditioning (updated).
Seek to reduce or eliminate new zoning conditions and make old conditions redundant and, therefore, unnecessary by incorporating common zoning conditions into the updated code, when possible.
See 7.6 below.

2.5. Uniform Regulations (deleted).
Place-based zoning is not implicitly recommended, but the code should provide uniform regulations for similar districts.

2.6. Broader Tailoring (updated).
Replace district tailoring with Zone Strings. This could also proactively address the types of things typically applied in zoning conditions today, so there is a predetermined palate of standards that could be required in the base zoning district during the rezoning process.

Infill Provisions

2.22. Infill Provisions (updated).

- Provide more extensive analysis of this topic and make changes that improve how infill scale issues are addressed.
- Provide a mechanism for incorporating the recommended solution in 2.6 above.

HISTORIC DISTRICTS

Coordinate with ongoing work by the Historic Preservation Studio that implement the Future Places project. Incorporate text updates emerging from that process, which may or may not incorporate with the following 2017 Diagnostic recommendations:

- 2.7. Historic Districts. Redraft terminology for individual resources.
- 2.8. Historic Districts. Edit district regulations.
- 2.9. Historic Districts. Eliminate Conservation Districts.
- 2.10. Historic Districts. Eliminate/replace Historic building/site category.
- 2.11. Historic Districts. Redraft definitions.
- 2.12. Historic Districts. Update CA criteria.
- 2.13. Historic Districts. Dedicated enforcement position.
- 2.14. Historic Districts. Fee review.
- 2.15. Historic Districts. Delete.
- 2.16. Historic Districts. Eliminate Type 1 CAs.
- 2.17. Historic Districts. Revamp administrative versus AUDC review power.
- 2.18. Historic Districts. Match setbacks with the existing built environment.
- 2.19. Historic Districts. Revamp review and comment.
- 2.20. Historic Districts. Simplify staff reports.
- 2.21. Historic Districts. Reduce AUDC membership.



APPROACH - 3/7/2023

3/7/2023 - APPROACH

ZONING DISTRICTS

Has this type of form-based zoning in ATL 2.0 been implemented in any other city?

Answered by Christy Dodson

ZONING DISTRICTS

Will you explain what happens to SPIs
and historic districts?

Answered by Caleb Racicot

ZONING DISTRICTS

SPECIAL PUBLIC INTEREST (SPI) DISTRICTS

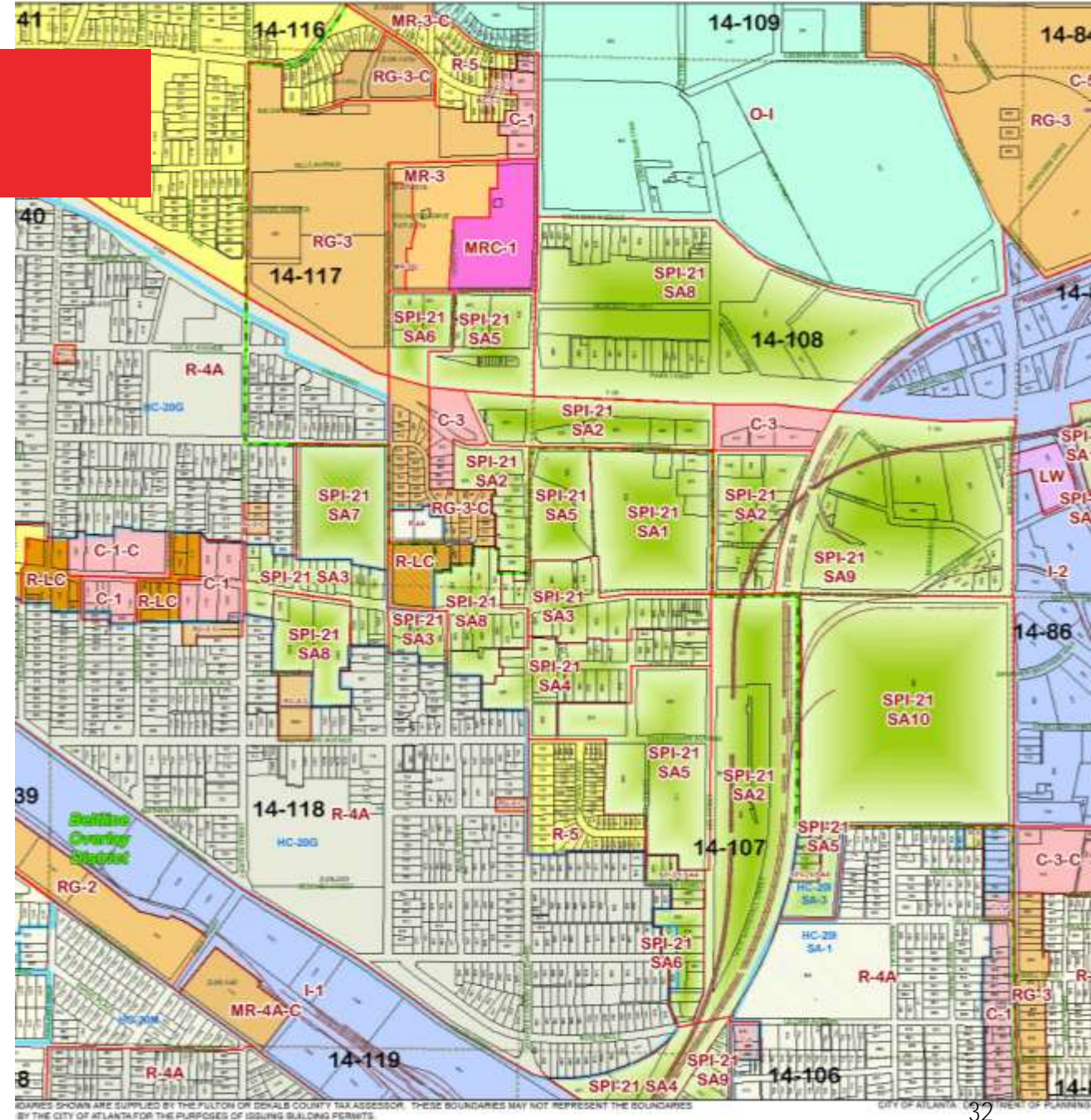
- Area-**specific “zoning” districts**
- Most directly convert to new format
- **A few remain as “Legacy Districts”**
 - Lakewood/Fort McPherson (SPI 2)
 - Buckhead Village (SPI 9)
 - Buckhead Lenox (SPI 12)
 - Midtown (SPI 16)
 - Greenbriar (SPI 20)
- Any associated review committees (DRCs) remain



ZONING DISTRICTS

HISTORIC AND CULTURAL CONSERVATION (HCC) DISTRICTS

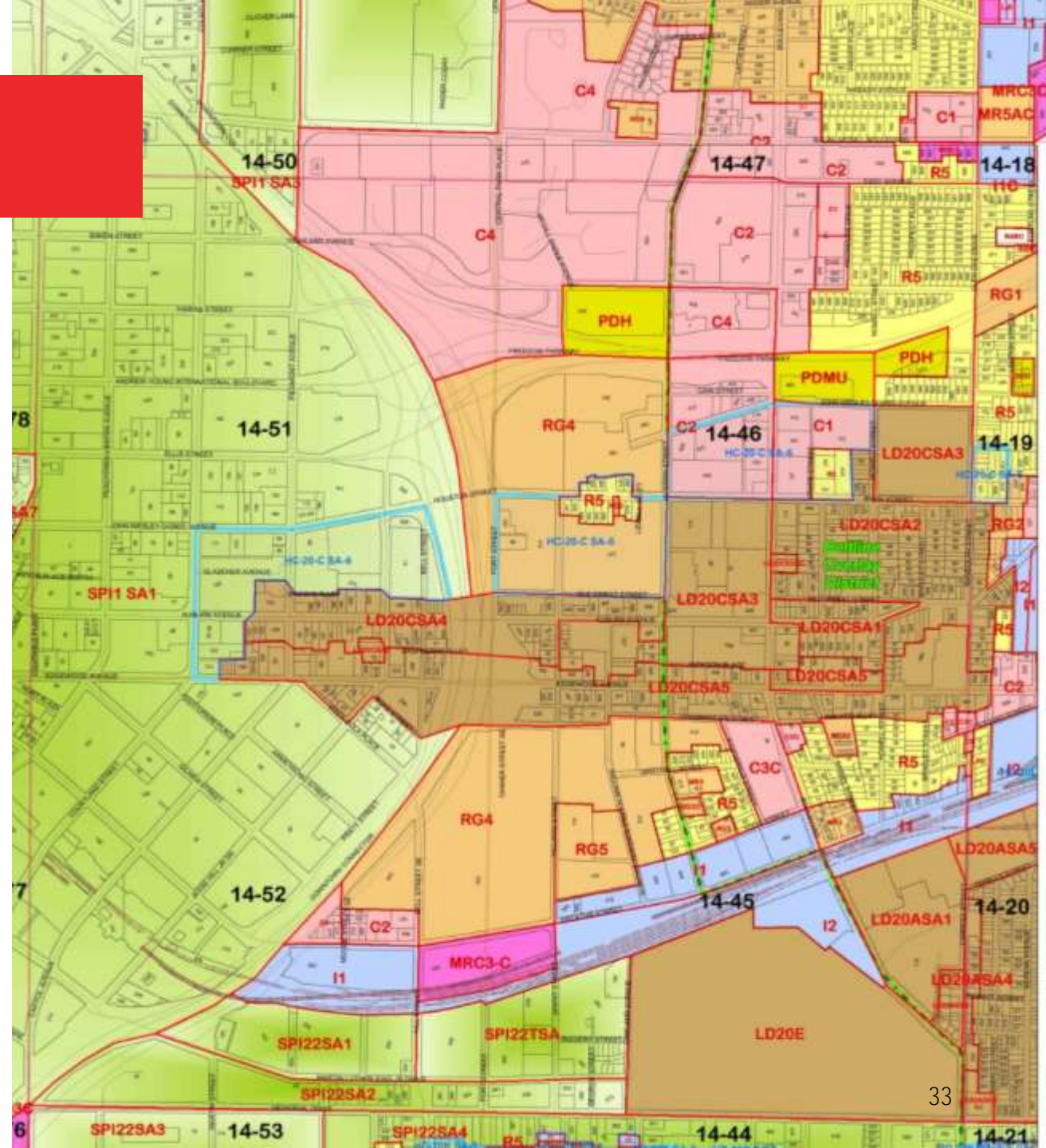
- **“Overlay” type** — historic resource protection and design controls (e.g., West End, Grant Park, etc.)



ZONING DISTRICTS

HISTORIC AND CULTURAL CONSERVATION (HCC) DISTRICTS

- **“Zoning” type** – historic resource protection, design controls, and zoning standards (e.g., permitted uses, density, etc.) (e.g., Cabbagetown, King District)



ZONING DISTRICTS

UPDATES TO REMAINING SPI AND ALL HCC DISTRICTS

- Update to standardized terms
 - *Half-depth side yard* becomes *side street setback*
 - *Supplemental zone* becomes *front setback* and *side street setback*
 - Permitted uses
- Reflect district standards in citywide **parking** and **streetscape** standards



Does Parking Zone 1 (PZ1) include
restaurants?

Answered by Caleb Racicot

VEHICULAR PARKING

PARKING ZONE 1 (PZ1)

- No parking minimums
- Parking maximums

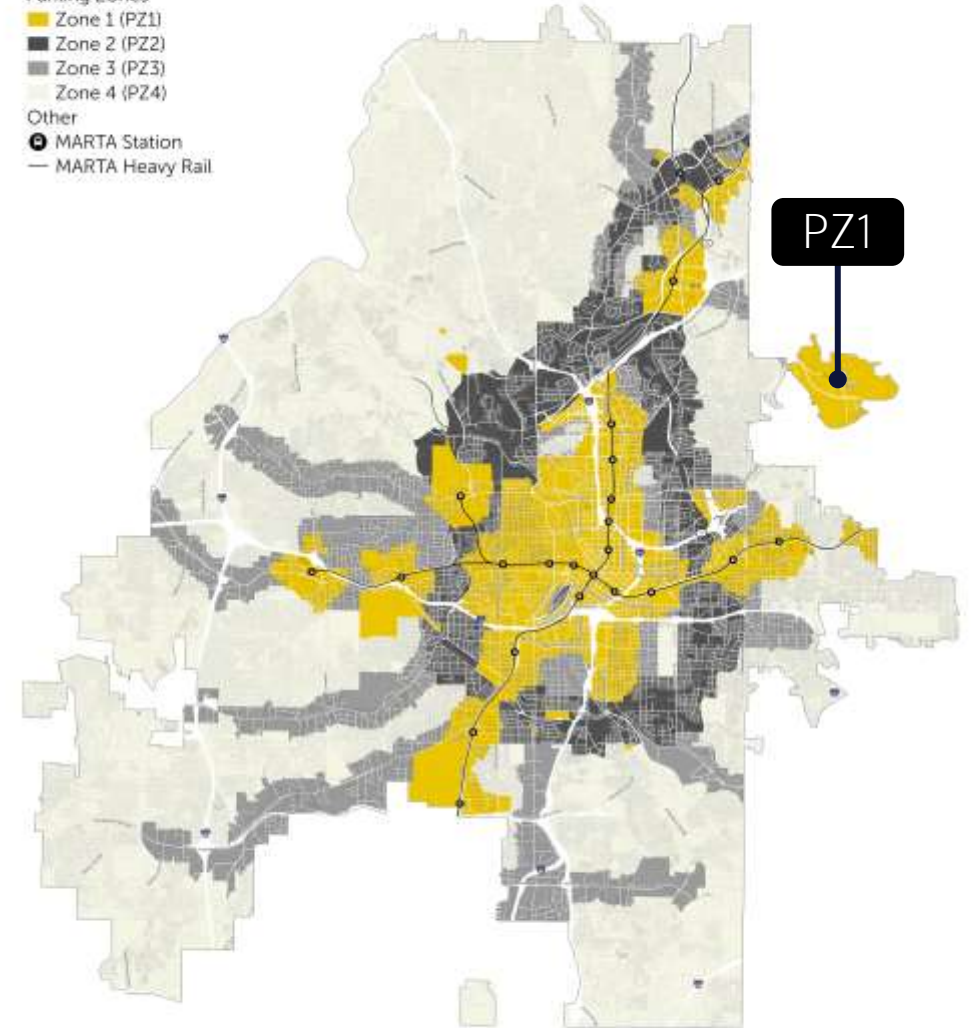
MAPPING

- Existing districts and overlays with no parking minimums
- Existing high-capacity transit allowance (1/2-mile walking distance)
- Edge adjustments



DRAFT - 12/4/24

- Parking Zones
- Zone 1 (PZ1)
 - Zone 2 (PZ2)
 - Zone 3 (PZ3)
 - Zone 4 (PZ4)
- Other
- MARTA Station
 - MARTA Heavy Rail



What are current R1-R5 parking standards in the BeltLine Overlay?

Answered by Caleb Racicot

VEHICULAR PARKING

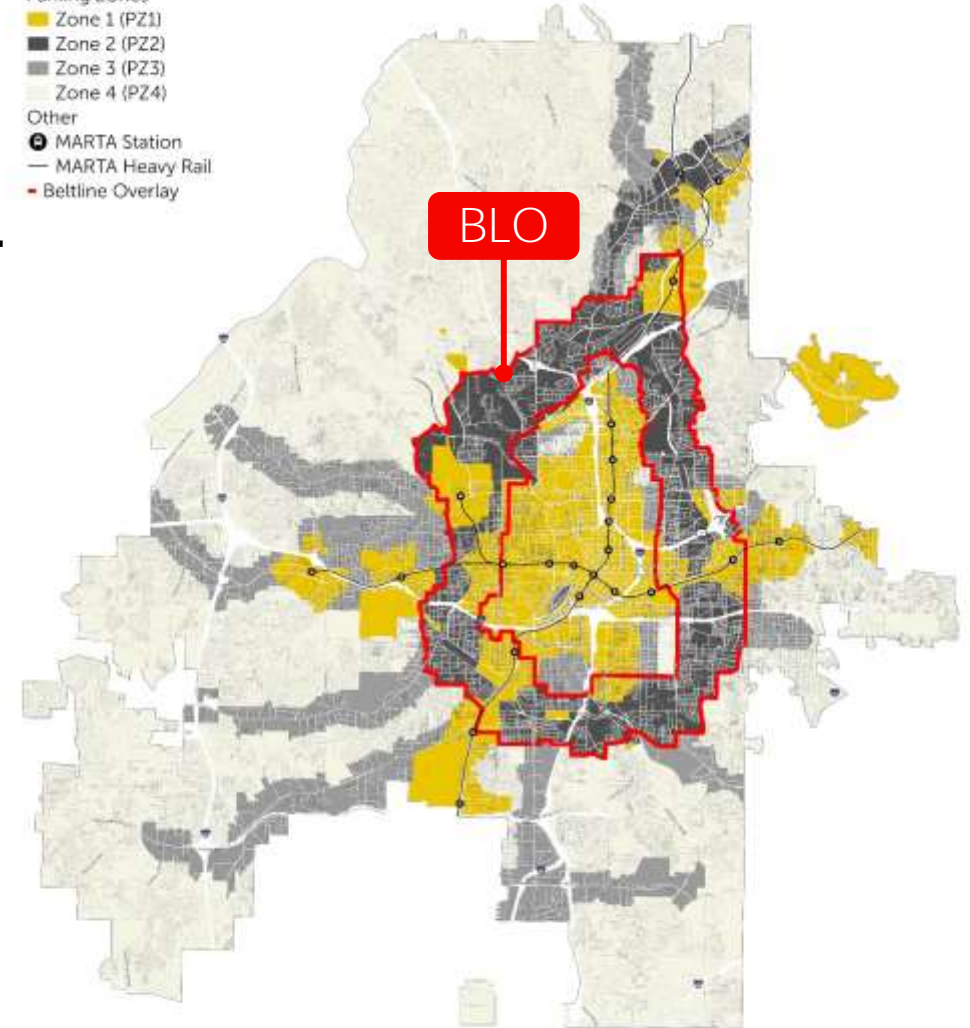
EXISTING BELTLINE OVERLAY (BLO)

- **Requires no parking, but this exception doesn't apply to:**
 - *Existing lots of record ... zoned R-1 through R-5...and not located immediately adjacent to the BeltLine Corridor*
- Furthermore, off-street parking is not required:
 - Per the existing high-capacity transit allowance (1/2-mile walking distance)
 - In existing R1-R5 houses built before 1965
 - In new houses with adjacent on-street parking (typically 2 spaces for a 50-foot lot)



DRAFT - 12/4/24

- Parking Zones
- Zone 1 (PZ1)
 - Zone 2 (PZ2)
 - Zone 3 (PZ3)
 - Zone 4 (PZ4)
- Other
- MARTA Station
 - MARTA Heavy Rail
 - Beltline Overlay





500 CULBERSON ST SW

- Zoned R-4A
- Built 2019
- One required parking space provide on-street



VEHICULAR PARKING

PARKING ZONE 2 (PZ 2)

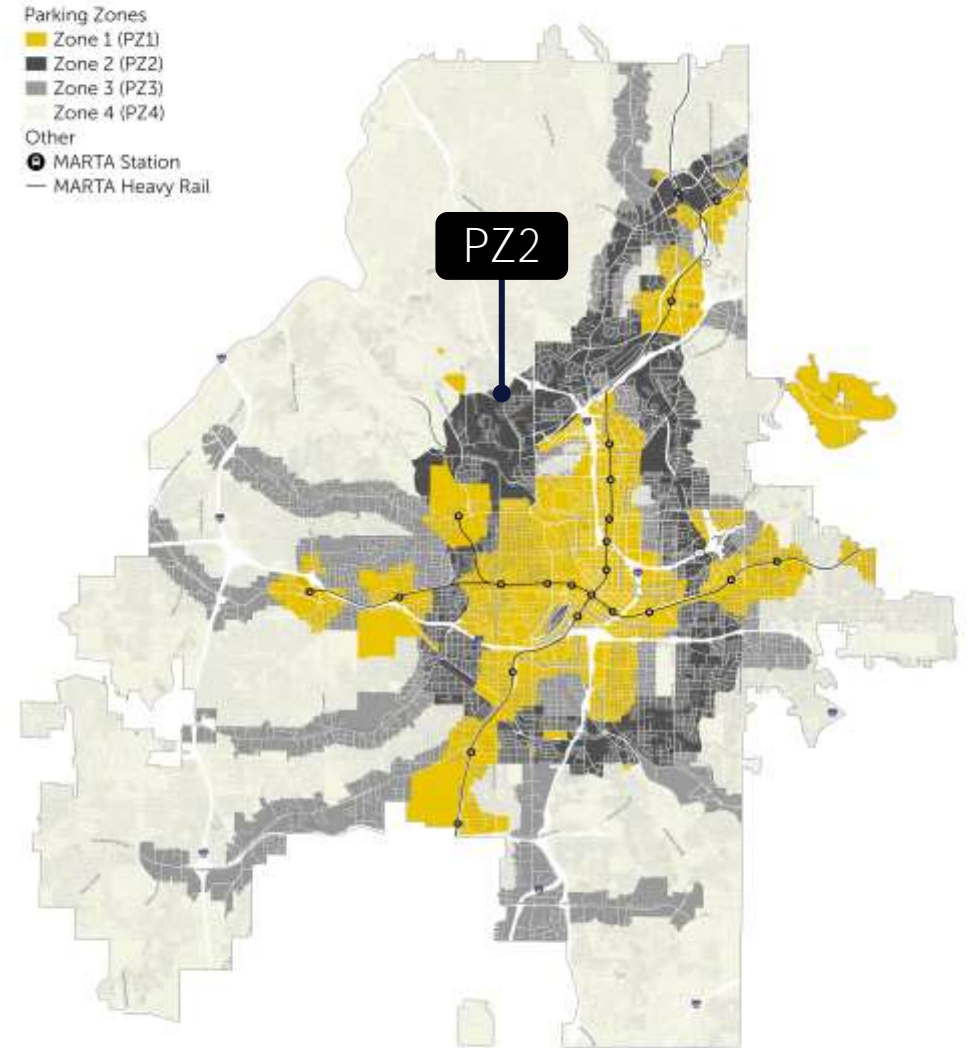
- No parking minimums, except lounges, nightclubs, bars, and party houses
- Parking maximums

MAPPING

- Beltline Overlay, Buckhead Parking Overlay
- Edge adjustments



DRAFT - 12/4/24



VEHICULAR PARKING

Will there be the option for parking
variances?

Answered by Caleb Racicot

VEHICULAR PARKING

PARKING VARIANCES

- “**Variations**” replace “**special exceptions**”
- Could allow **less parking** than required; or
- Could allow **more parking** than allowed

MODULE III PROCEDURES

- Customized variance criteria



Will parking lot screening requirements restrict pedestrian access to/from the sidewalk?

Answered by Christy Dodson

VEHICULAR PARKING DESIGN

CHAPTER 8. DEVELOPMENT STANDARDS
TRANSITIONS AND LANDSCAPING


2. Frontage Screen Types

a. Low Frontage Screens

A required "low" frontage screen must meet the standards of one of the following options:

FRONTAGE SCREEN - LOW 1

Narrow landscape screening with a wall or fence intended for screening low-impact vehicle use areas.




SCREENING AREA	
1. Screening area depth (min)	8'
Canopy trees (min per 50')	2
Shrubs (min per 50')	8

FENCES AND WALLS	
1. Height (min)	5.5'
Opacity (min)	50%
2. Setback from lot line (min)	6'

FRONTAGE SCREEN - LOW 2

Moderate depth landscape buffer with no wall or fence intended for screening low-impact vehicle use areas.



SCREENING AREA	
1. Screening area depth (min)	12'
Canopy trees (min per 50')	2
Screening plants (min per 50')	12

FENCES AND WALLS
Not required

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PART 54 - ZONING | ATLANTA, GA


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CHAPTER 8. DEVELOPMENT STANDARDS
SITE ACCESS AND PARKING

2. Pedestrian Access Types

PEDESTRIAN ACCESS TYPE 1


Intended to ensure buildings are highly integrated with the surrounding public realm and to promote walking as a safe and convenient mobility option to improve connectivity through large sites.



DIMENSIONAL STANDARDS	
Pedestrian connection type	Direct
Pedestrian connection spacing (max)	1 per street-facing entry

PEDESTRIAN ACCESS TYPE 2


Intended to ensure buildings are conveniently accessible from the public realm and to promote walking as a safe and convenient mobility option to improve connectivity through very large sites.



DIMENSIONAL STANDARDS	
Pedestrian connection type	Linked
Pedestrian connection spacing (max)	100'

PEDESTRIAN ACCESS TYPE 3

Intended to ensure buildings are accessible from the public realm by requiring physical connection between the public realm and the interior of a building.



DIMENSIONAL STANDARDS	
Pedestrian connection type	Linked
Pedestrian connection spacing (max)	1 per lot

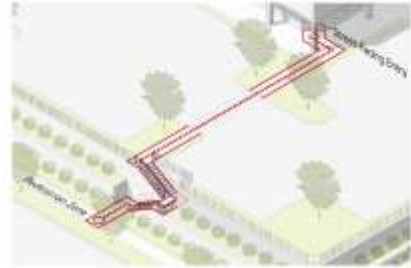
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CHAPTER 8. DEVELOPMENT STANDARDS
SITE ACCESS AND PARKING

- iv. If a retaining wall, open drainage, or similar obstacle interrupts a required connection, the connection must be designed to facilitate passage through or over the obstacle. If the connection is not ADA compliant, a separate, compliant connection must be provided.



- vi. If a linked pedestrian connection exceeds 30 feet in length through a parking lot, trees spaced at 30 feet on-center must be provided adjacent to the pedestrian connection.

c. Direct Pedestrian Connection

Where the pedestrian access type requires a direct pedestrian connection, the pedestrian connection must comply with all linked pedestrian connection standards, in addition to the following standards:

- i. A minimum of 1 pedestrian connection must be provided to each street-facing entry required by the zoning district.
- ii. The connection to the public sidewalk must be within 25 feet of the center of the street-facing entry, measured parallel to the applicable lot line.

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PART 54 - ZONING | ATLANTA, GA

MODULE 2 - DISCUSSION DRAFT | DECEMBER 8, 2024

What are “sublots” and where are they allowed?

Answered by Christy Dodson

MISCELLANEOUS

ALL FORM DISTRICTS

- **“Lots”**

FORM DISTRICTS ALLOWING
MORE THAN ONE **PRIMARY**
DWELLING

- **“Sublots”** (existing “zero lot line”)
- ADUs are not primary uses and **cannot occupy “sublots”**



Will you explain transitions and what
has changed?

Answered by Christy Dodson

MISCELLANEOUS

TODAY, TRANSITION REQUIREMENTS
ARE SEPARATELY LISTED AS
TRANSITIONAL YARDS,
TRANSITIONAL BUFFERS, AND
TRANSITIONAL HEIGHT PLANES



MISCELLANEOUS

OVERVIEW

- Transitions depend on the zoning of the **adjacent “protected district”**
- Transitions contain
 - Existing transitional yards, transitional buffers, and transitional height planes; and
 - Existing zoning district height limits, as applicable (e.g., certain NC and MRC districts)
- Transitions specify landscaping and visual screening standards (NEW)

g. Transitions are required as specified in the following table:

District of Subject Lot	Protected District		
	House-Scale (H-)	Neighborhood-Scale (N-)	All Other Districts
House-Scale (H-)			
All districts	--	--	--
Neighborhood-Scale (N-)			
All districts	--	--	--
Urban General (UG-)			
UG-3, UG-5	Type A	Type A or Type B	--
UG-8	Type A	Type A or Type C	--
UG-15, UG-25	Type A	Type A or Type D	--
Urban Core (UC-)			
All districts	Type A	Type A or Type D	--
Workplace Flex (WX-)			
WX-5	Type A	Type A or Type B	--
WX-15	Type A	Type A or Type D	--
Workplace (W-)			
All districts	Type A	Type A or Type D	Type A or Type D
Special			
All districts	Type A	Type A or Type B	--

MISCELLANEOUS

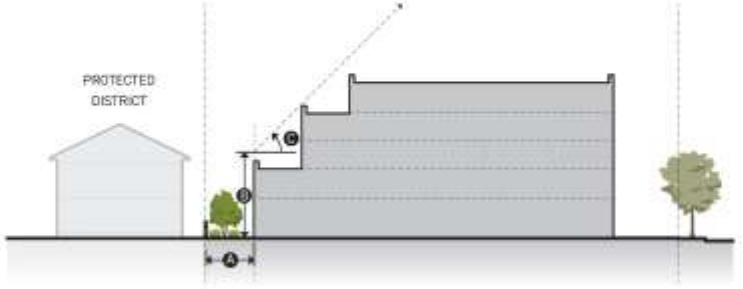
TRANSITION TYPE A

- Always applies adjacent to or across a street from all House-Scale Districts
- Transition screening
 - Min. 10-foot landscaped with visual screening; or
 - Min. 20-foot landscape without visual screening
- Existing transitional height plane

CHAPTER 8. DEVELOPMENT STANDARDS
TRANSITIONS AND LANDSCAPING

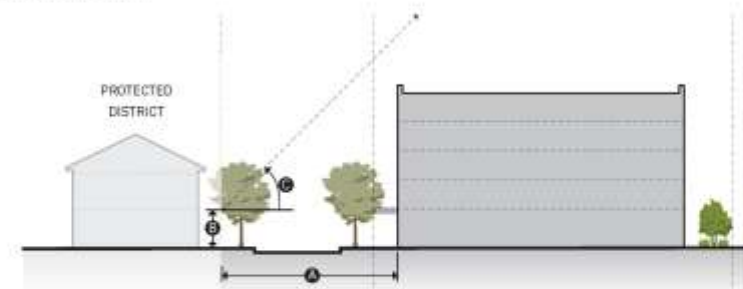
2. Transition Types

TRANSITION TYPE A
CONTIGUOUS



TRANSITION YARD		TRANSITION HEIGHT	
Transition screening	Medium	Ⓐ THP height (min)	35'
Ⓐ Building setback (min)	20'	Ⓑ THP angle	45°

TRANSITION TYPE A
NONCONTIGUOUS



TRANSITION YARD		TRANSITION HEIGHT	
Transition screening	None	Ⓐ THP height (min)	15'
Ⓐ Building setback (min)	20'	Ⓑ THP angle	45°

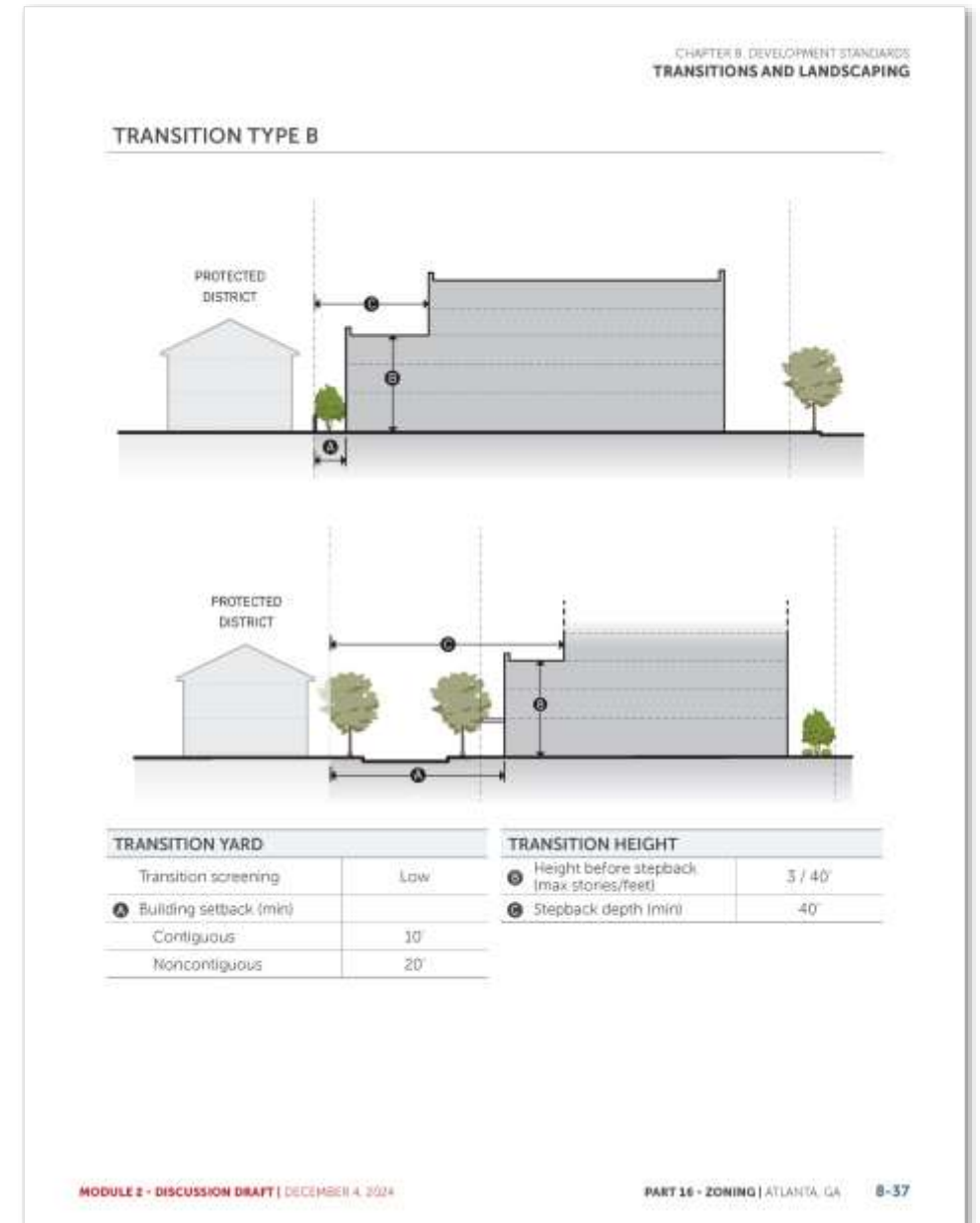
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VEHICULAR PARKING DESIGN

TRANSITION TYPE B

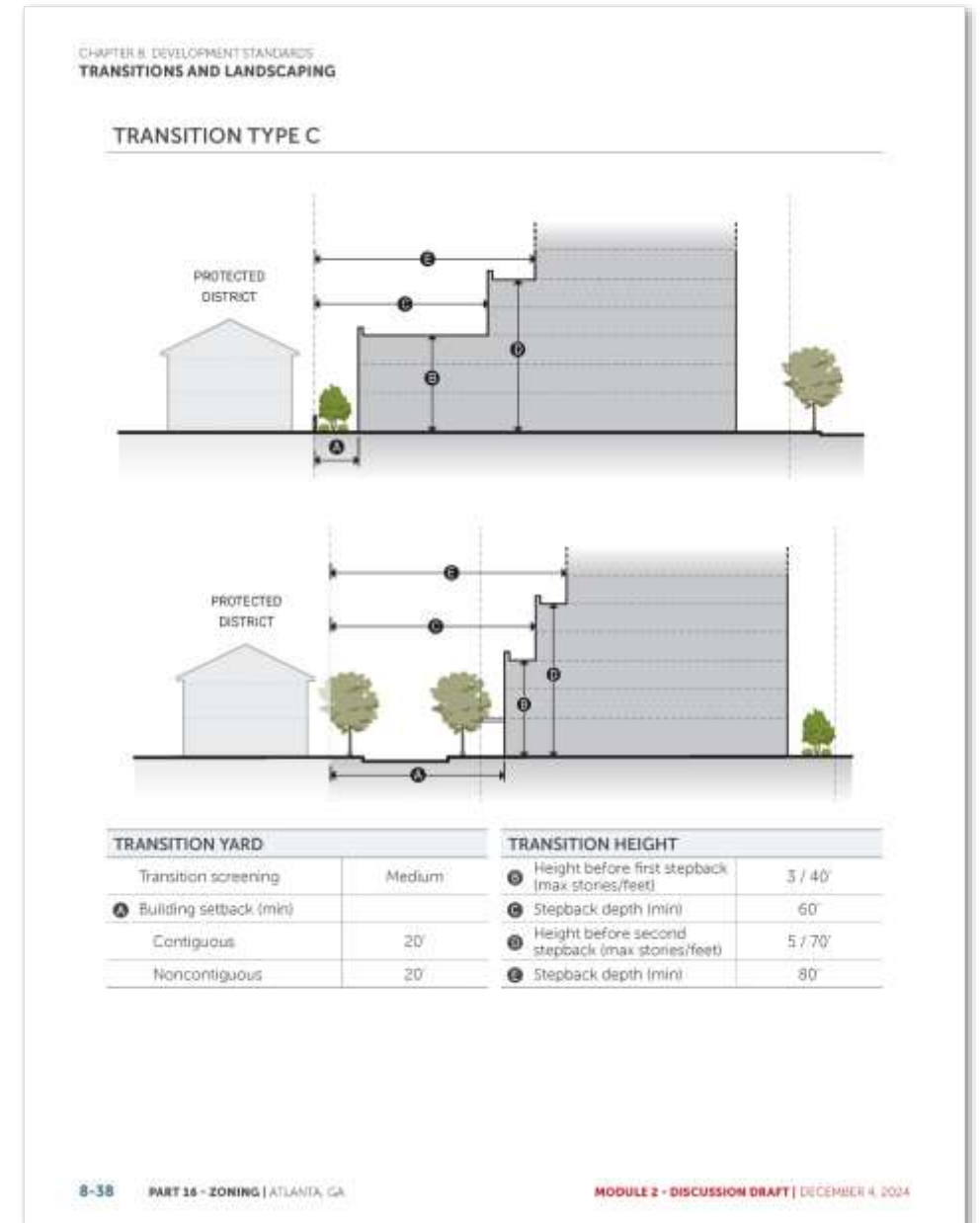
- Optional in lieu of a Type A
- Usually applies when 3- and 5-story districts are adjacent to or across a street from Neighborhood-Scale Districts
- Transition screening
 - Min. 6-foot landscaped with visual screening; or
 - Min. 12-foot landscape without visual screening
- Replaces transitional height plane with a fixed stepback set further from the **“protected district”**



VEHICULAR PARKING DESIGN

TRANSITION TYPE C

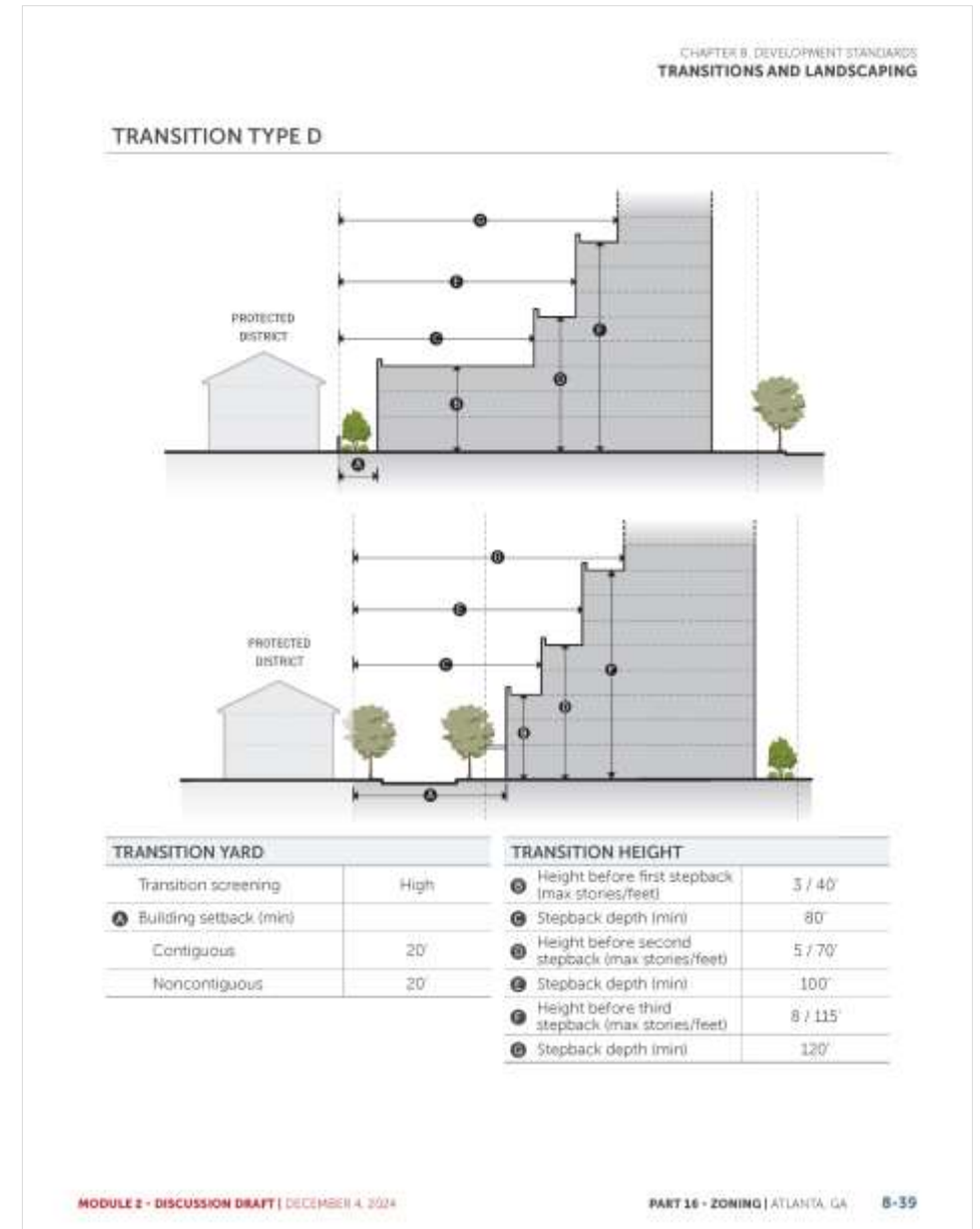
- Optional in lieu of a Type A
- Applies when UG-8 is adjacent to or across a street from -story Neighborhood-Scale Districts
- Transition screening
 - Min. 10-foot landscaped with visual screening; or
 - Min. 20-foot landscape without visual screening
- Replaces transitional height plane with a fixed stepback



VEHICULAR PARKING DESIGN

TRANSITION TYPE DC

- Optional in lieu of a Type A (existing)
- Applies when 15+ story districts are adjacent to or across a street from Neighborhood-Scale Districts
- Existing 20-foot transitional yard
- Replaces transitional height plane with a fixed stepback set further from the “protected district”



Will you explain “floor area” and what has changed? Why would basements now count?

Answered by Christy Dodson

MISCELLANEOUS

FLOOR AREA

- All area within the outside face of exterior walls of a building (NEW)
- Any structure that is both enclosed and covered
- Vertical circulation including stairways and elevator shafts
- Spaces with ceiling heights of 7 feet or more in attics and basements (NEW)
- Any area in an attached garage exceeding 200 square feet.



MISCELLANEOUS

FLOOR AREA RATIO (FAR)

- Because the new approach counts all interior spaces towards floor area, the FAR in most Form Districts were adjusted to reflect this.

Existing: 6,400 SF (0.54 FAR)

Proposed: 9,600 SF (0.81 FAR)



Will the new ordinance allow balconies
or awnings to extend into the public
right-of-way?

Answered by Keyetta Holmes

MISCELLANEOUS

Why is the number of unrelated people that can live together being reduced?

What about students?

Answered Keyetta Holmes

MISCELLANEOUS

Standards (max.)	Jurisdiction
6 unrelated persons + unlimited domestic servants+ 4 roomers	Atlanta (existing)
2 unrelated persons	Cobb County (single-family)
3 unrelated persons	Atlanta (proposed), DeKalb County, Alpharetta, Fairburn, Hapeville, Roswell
4 unrelated persons	East Point, Gwinnett County, Johns Creek, Milton, Sandy Springs, South Fulton
6 unrelated persons	Chattahoochee Hills
2 or more (unlimited)	Cobb County (multifamily), Union City

QUESTIONS IN REAL-TIME

What other questions do you have?

NEXT STEPS

STAY IN TOUCH

WEBSITE: WWW.ATLZONING.COM

HOTLINE: 404-546-0116

E-MAIL: ATLZONING2@ATLANTAGA.GOV

RECORDINGS AVAILABLE ON YOUTUBE 

- Search "Atlanta Department of City Planning" for access

REGISTER: FOR FUTURE MEETINGS

Konveio Discussion Draft Review www.atl zoning.com

