

The Atlanta Zoning Ordinance Rewrite



DISCUSSION DRAFT MEETING #2

MODULE III: ADMINISTRATION

QUESTION & ANSWER SESSION

March 17, 2025

DCP

AGENDA

BACKGROUND

MODULE III QUESTIONS & ANSWERS

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

MODULE I, MODULE II UPDATES


NEXT STEPS

Meeting Goal

*To answer your questions
about the new code
Module III: Administration
Standards.*

BACKGROUND

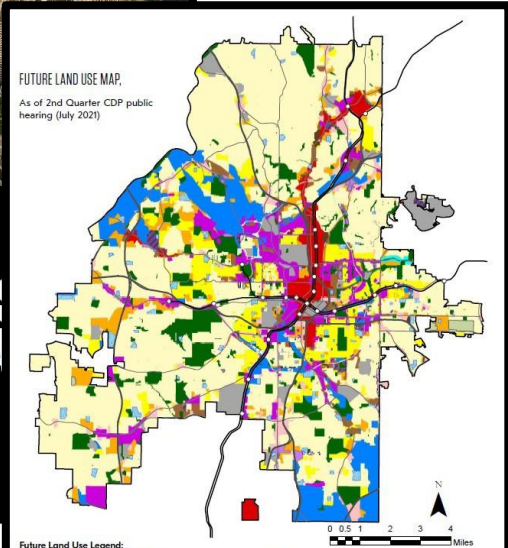
COMPREHENSIVE PLAN / ATL ZONING 2.0



**CITY OF ATLANTA
2021 COMPREHENSIVE
DEVELOPMENT PLAN**

Released November 2021

PLAN A




FUTURE LAND USE MAP.
As of 2nd Quarter CDP public hearing (July 2021)

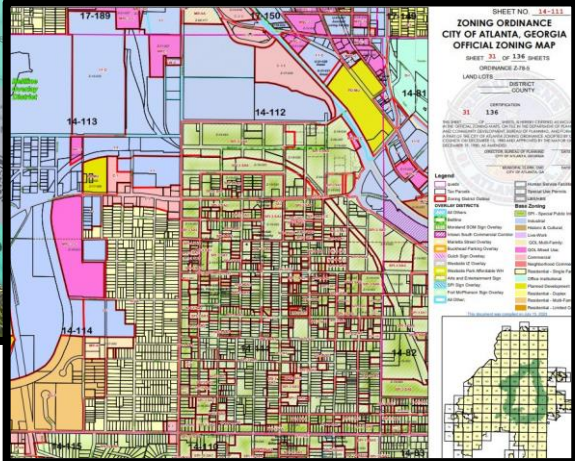
Future Land Use Legend:

Business Park	High Density Residential	Mix	Office/Institution/Res
Community Facilities	Very High Density Residential	Mixed Use High Density	Open Space
Single Family Residential	Low Density Commercial	Mixed Use Medium Density	Private Open Space
Low Density Residential	High Density Commercial	Mixed Use Low Density	Transportation/Communications/Utilities
Medium Density Residential	Industrial		

The Plan



2/18/2020
Hearing Date/Time
12:30pm/2:00pm
Change
T-2/RL-3-R-3/RL To
P6-MU/SL
Application Number
Z-20-01
404-330-6
planning@atlantaga.gov



**ZONING ORDINANCE
CITY OF ATLANTA, GEORGIA
OFFICIAL ZONING MAP**

SHEET NO. 14-111
SHEET 23 OF 135 SHEETS
DISTRICT 2788
LANDLORDS COURT
31 136

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



We are here...

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

The screenshot displays a web interface for reviewing discussion drafts. The main content area shows a document with the following sections:

- Preservation and Heritage**: Sustain and enhance Audubon Park as a public...
- Education and Culture**: Foster opportunities for education and commur... Celebrate the cultural heritage of the Park
- Access / Infrastructure**: Investigate improvements to circulation / access... Recommend strategies for water management
- Recreation / Entertainment / Wellness**: Evaluate use of recreational open space... Maintain and enhance exercise and athletic faci...
- Environmental Stewardship**: Conserve and enrich the landscape and environ... Evaluate best horticultural practices for applicat... Preserve and augment tree canopy

The document text continues: "Audubon Commission recognizes the importance of the as a means of organizing thoughts and discussions relat Audubon Park Master Plan. These principles provide an future work and a methodology of thinking that strives the Park's legacy of balance and harmony of uses to be community and the environment."

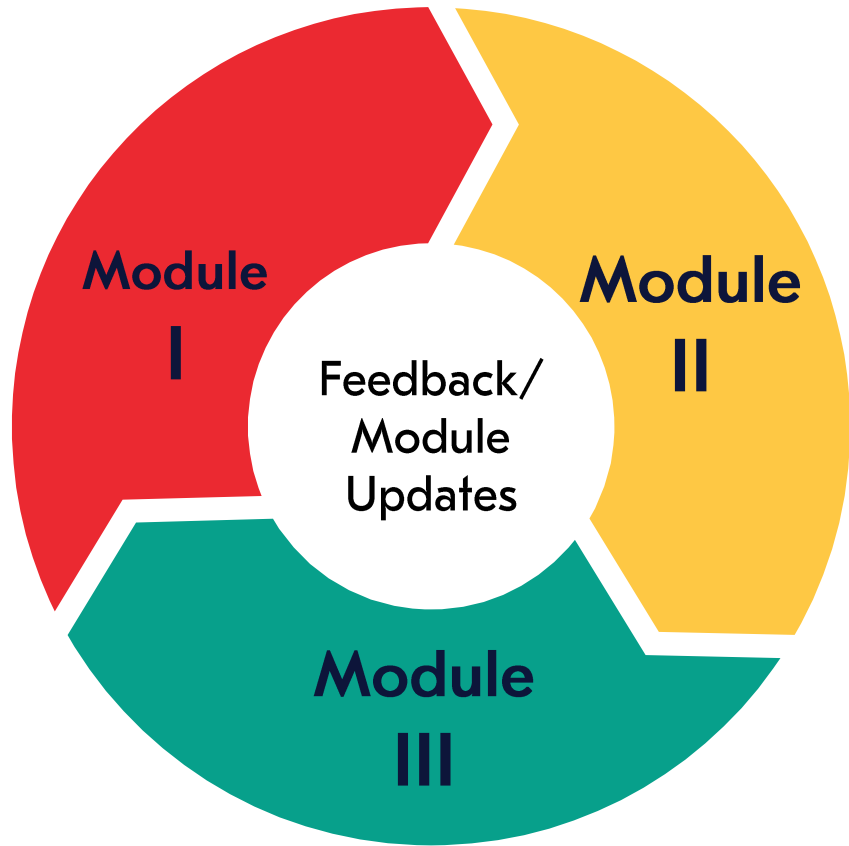
At the bottom of the document, there is a caption: "[Right: Image of the Stanley Ray Meditation Area at Audubon Park. Image courtesy of Audubon Nature Institute.]".

Overlaid on the right side of the document is a "Comments" form. The form includes:

- A "Your name" field with the value "Roger Moore".
- An "E-mail" field with the value "RMoore@helpful.com".
- An "Add Comment" text area containing the text: "I've enjoyed this park for 75 years and want my great grandchildren to say the same."
- A "Comment Type" dropdown menu set to "Suggestion".
- A checked checkbox for "I have read and agree to the Terms & Conditions and Privacy Policy."
- A "I'm not a robot" checkbox with a CAPTCHA image.
- An "Add Comment" button.

The interface also features a top navigation bar with "Table of Contents", "Page 15 of 95", and a search bar. A sidebar on the left contains navigation icons. At the bottom, there are "Guided Tour" and "Full Document" buttons, and a "Powered by Konveio" footer.

ATL ZONING 2.0 MODULES



Comment through March 31, 2025

REVISED DISCUSSION DRAFT



ATLZONING

Late spring/summer 2025

ADOPTION DRAFT



ATLZONING

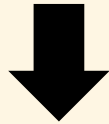
Summer 2025

MODULE I: FORM & USE DISTRICTS

MAY 20, 2024 / JULY 9TH Q&A

- Form Districts
- Use Districts
- Use Definitions and Standards

EXISTING ZONING DISTRICT



[FORM DISTRICT] – [USE DISTRICT]



MODULE II: DEVELOPMENT STANDARDS

DECEMBER 4TH / JANUARY 13TH 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 / TONIGHT

- Administration
 - Approval Processes
 - Nonconformities
 - Enforcement



STANDARDS NOT IN ZONING

ENVIRONMENTAL REGULATIONS

- Tree protection - Ch. 158
- Soil erosion and sedimentation - Ch. 74, Art. II
- Noise - Ch. 74, Art. IV
- Flood protection - Ch. 74, Art. VI
- Stormwater - Ch. 74, Art. X

BUILDING CODES - APPENDIX A

HOUSING CODE - APPENDIX E

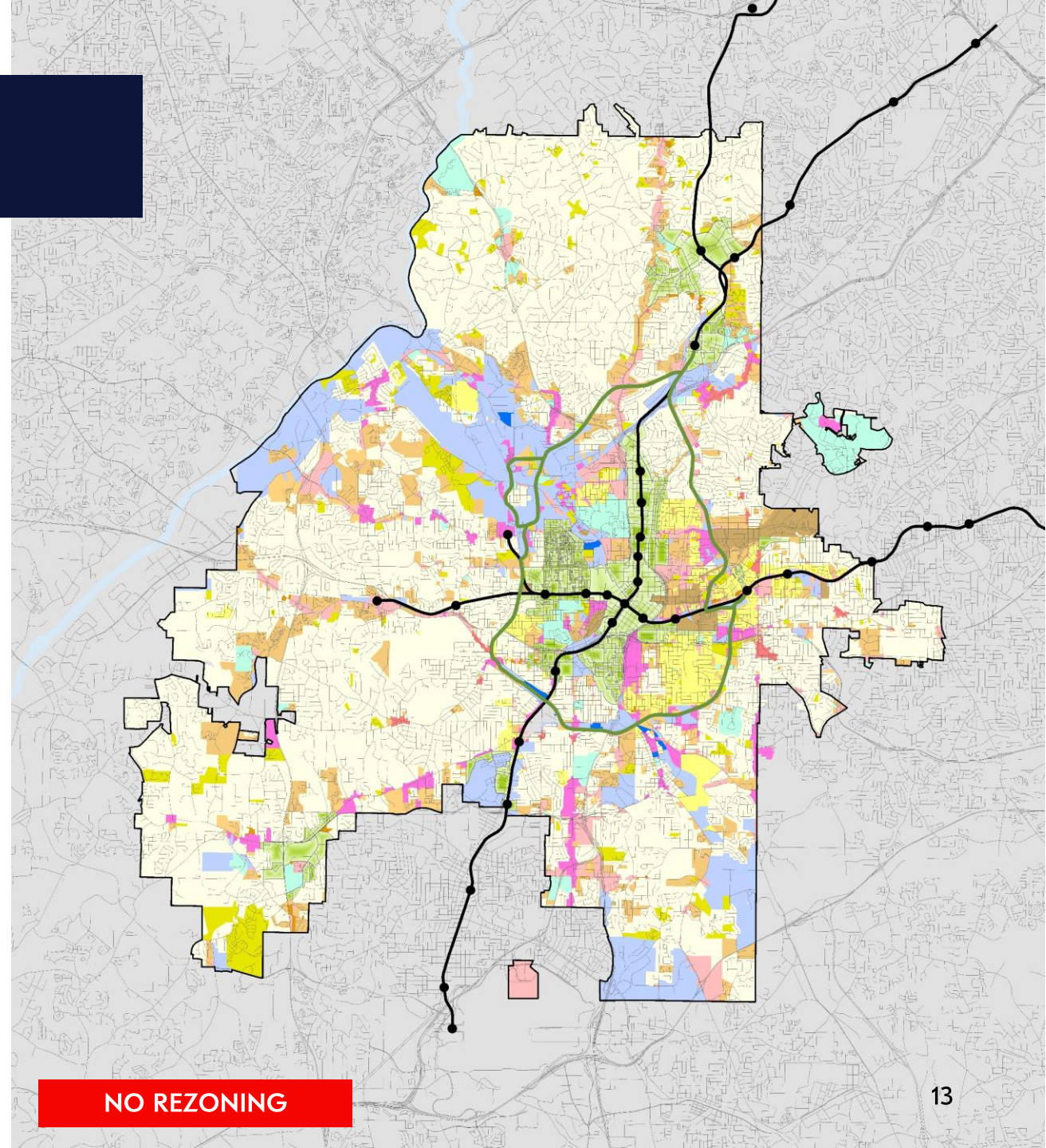


NEW OFFICIAL ZONING MAP

USE A 1-TO-1 CONVERSION

- Avoid rezoning 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-BS	n/a
SPI-12 - SA2	S-BS	n/a
SPI-12 - SA3	S-BS	n/a
SPI-12 - SA4	S-BS	n/a
SPI-14	n/a	n/a
SPI-15-SA1	WX5	IX2
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

MODULE III: ADMINISTRATION

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



JEFF HAYMORE

Consultant Team
Attorney, Dillard
Sellers

QUESTIONS SUBMITTED IN ADVANCE

THEMES

- General Review Process
- Development Review
- State Law Compliance



What is the Concept Review Committee? When is it required?

GENERAL REVIEW PROCESS

With SAPs being eliminated, what will the zoning compliance process look like?

GENERAL REVIEW PROCESS

FULLY COMPLIANT

1 Submittal

SUBMIT COMPLETE APPLICATION

2 Review

DRC
WHERE APPLICABLE
(REVIEW AND COMMENT)

3 Decision

DIRECTOR

APPROVE
OR
DENY

WITH ADMINISTRATIVE MODIFICATION

1 Submittal

SUBMIT COMPLETE APPLICATION

2 Review

DRC
WHERE APPLICABLE
(REVIEW AND COMMENT)

3 Decision

DIRECTOR

APPROVE
OR
DENY

WITH ADMINISTRATIVE VARIATION

1 Submittal

SUBMIT COMPLETE APPLICATION

2 Review

NPU
(REVIEW AND COMMENT)

DRC
WHERE APPLICABLE
(REVIEW AND COMMENT)

3 Decision

DIRECTOR

APPROVE
OR
DENY

NOTICE
POSTED

WITH VARIANCE

1 Submittal

SUBMIT COMPLETE APPLICATION

2 Review

NPU
(VARIANCE
REVIEW AND
RECOMMEND)

DRC
WHERE APPLICABLE
(VAR./DEV.
REVIEW AND
COMMENT)

NOTICE
POSTED

BZA
(VARIANCE
DECISION)

3 Decision

DIRECTOR

APPROVE
OR
DENY

After submittal, the Director will route the plans to the appropriate staff for review

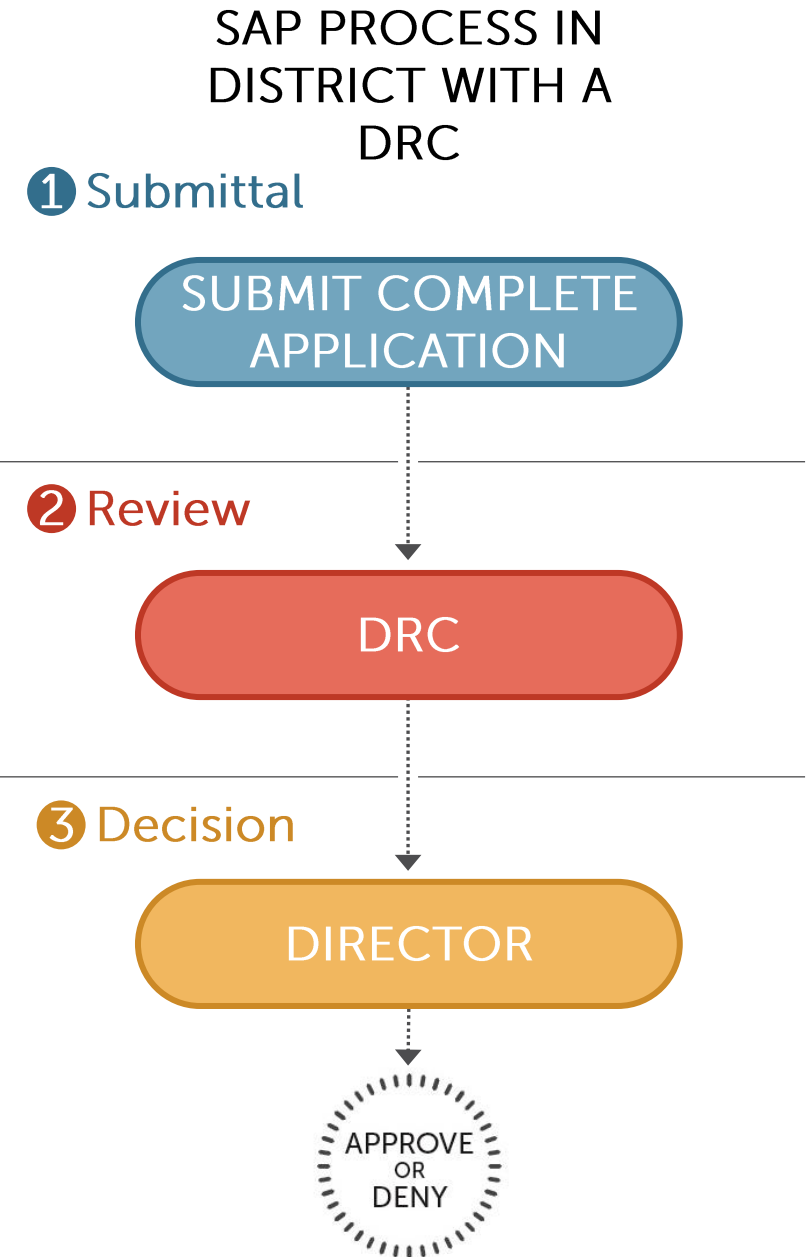
What are Development Review Committees (DRCs)? What are their roles today?

DEVELOPMENT REVIEW

ADVISORY BODIES THAT REVIEW SAPS* IN SPECIFIC ZONING DISTRICTS

- Downtown (SPI 1)
- Buckhead (SPI 9, SPI 12)
- Lindbergh (SPI 15)
- Midtown (SPI 16)
- Beltline (BLO)

Special Administrative Permit: A zoning compliance permit that is required before filing for a building permit



How will DRCs roles change in the new Zoning Ordinance?

DEVELOPMENT REVIEW

THE FOLLOWING ARE NOT CHANGING:

- DRC membership
- DRCs are advisory — approval will remain with the City
- DRC review is based on **zoning compliance** - but they may comment on local context, design, etc.
- DRC review will continue to include review of any variations
- After submitting permit application to the Office of Buildings, applicants in some areas will meet with DRCs

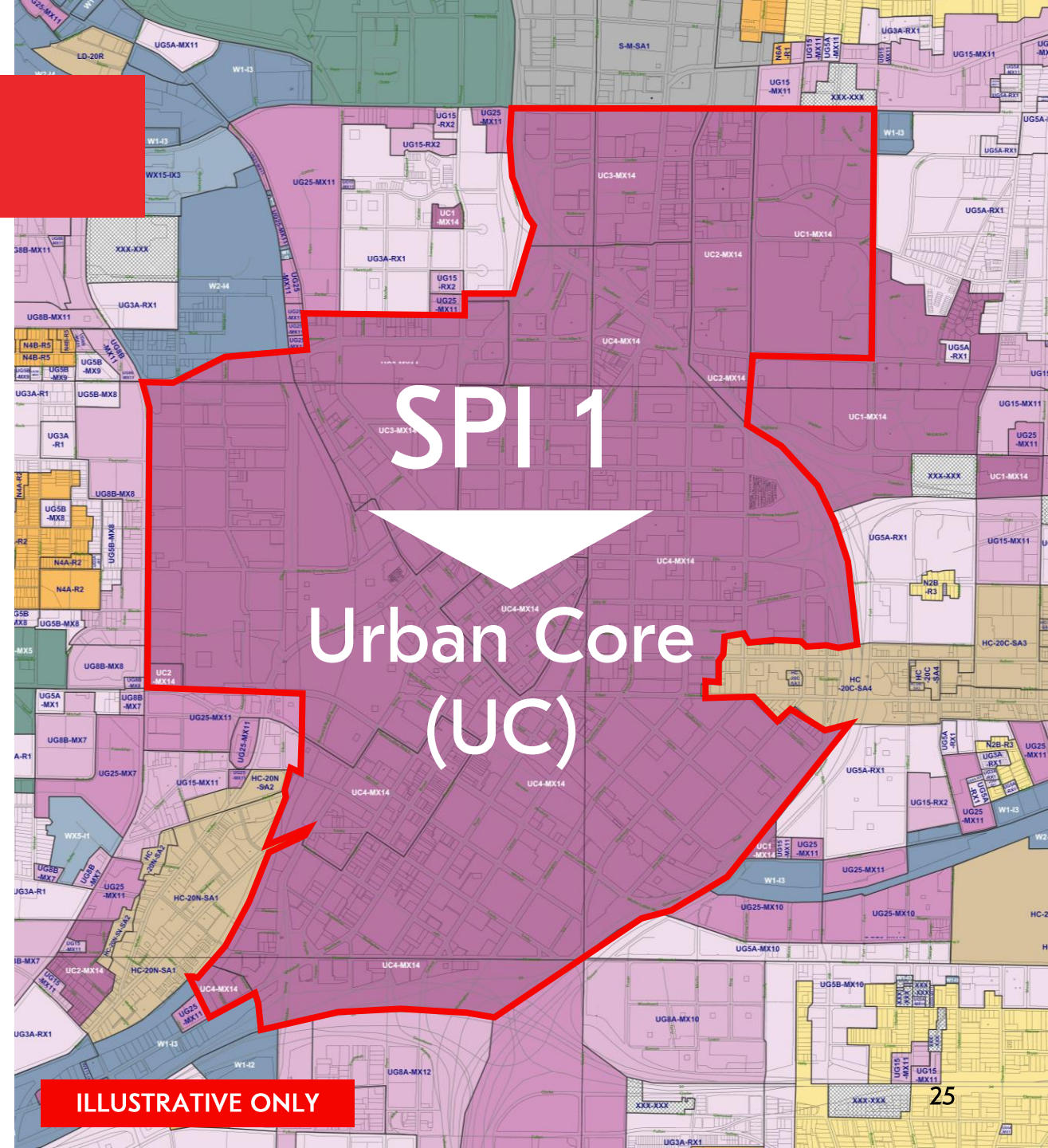


DEVELOPMENT REVIEW

CHANGE #1

DRCS WILL CONDUCT **DEVELOPMENT REVIEW** IN SPECIFIC AREAS – NOT SPECIFIC ZONING DISTRICTS

- These will match existing reviewed zoning district boundaries



DEVELOPMENT REVIEW

CHANGE #2

DRCS WILL REVIEW **ALL** **STANDARDS**, NOT JUST SPECIFIC FORM DISTRICTS

- Applicable Form District, Legacy District, or Overlay District
- Applicable standards from Chapter 3, 4, 8, and 10



DEVELOPMENT REVIEW

CHANGE #3

DRC REVIEW WILL REFLECT THEIR ADVISORY ROLE

- Limited to 45 days (concurrent with City review for zoning compliance)
- Limited to one required presentation



Is the process for appealing an administrative decision (including relief) changing? Will the BZA still hear these?

Why are there different processes for City-initiated rezonings from single-unit to multi-unit housing?

QUESTIONS IN REAL-TIME

What other questions do you have?

MODULE I, MODULE II UPDATES

KEY UPDATES

TOPICS

- RG-2, RG-3 conversions
- Outstanding sections



RG-2, RG-3 CONVERSIONS

MANY COMMENTS WERE RECEIVED ABOUT USING UG3A TO CONVERT RG-2/RG-3 SITES EMBEDDED IN NEIGHBORHOODS

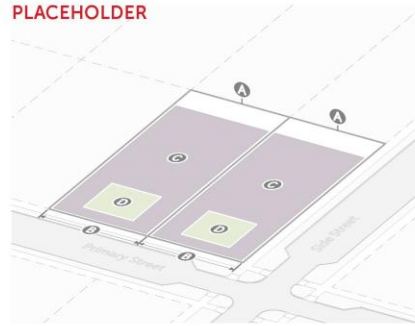
- Ansley Park
- Midtown (Garden District)
- Virginia-Highland (St. Charles/Greenwood)

CHAPTER 2. FORM DISTRICTS
URBAN GENERAL DISTRICTS

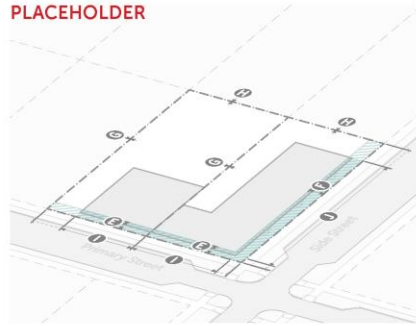
SEC. 2.4.3. **UG3** URBAN GENERAL 3

A. Lot Standards

PLACEHOLDER



PLACEHOLDER



1. Lot Size		Sec. XX.XX.	
A Lot area (min)		1,000 sf	
B Lot width (min)		20'	
2. Density		Sec. XX.XX.	
		UG3A	UG3B
Dwelling units per lot (max)		Unlimited	Unlimited
FAR (GLA max)			
Base		1.0	1.5
With bonus		2.0	3.0
3. Coverage		Sec. XX.XX.	
C Building coverage (max)		85%	
D Outdoor amenity space (min)			
Up to 1 acre		10%	
Over 1 acre		15%	
4. Streetscape		Sec. XX.XX.	
Amenity zone		Required	
Pedestrian zone		Required	
Front and side street yard landscaping			
Residential		Required	
Nonresidential / storefront		Not required	
5. Building Setbacks		Sec. XX.XX.	
E Street setback (min/max)			
Primary street		5' / 15'	
Side street		5' / 15'	
Storefront street		0' / 10'	
F Side setback (min)		0'	
G Rear setback (min)		0'	
6. Transition		Sec. XX.XX.	
Transition type		Low	
7. Build-To		Sec. XX.XX.	
Build-to width (min)			
H Primary street		75%	
I Side street		50%	
Storefront street		85%	
8. Parking Location		Sec. XX.XX.	
No parking allowed between building and street			

2-50 PART 16 - ZONING | ATLANTA, GA MODULE 1 - DISCUSSION DRAFT, REV. 1 | OCTOBER 25, 2024

RG-2, RG-3 CONVERSIONS

Focus of comments	Existing RG-2 Sites		Existing RG-3 Sites	
	RG-2	UG3A-R2	RG-3	UG3A-RX1
Base FAR	0.348 (net floor area) + unlimited single-unit	1.0 max. (gross floor area)	0.696 + unlimited single-unit	1.0 max. (gross floor area)
Lot Area	1,000 SF min.	1,000 SF min.	1,000 SF min.	1,000 SF min.
Units per Lot	Unlimited	Unlimited	See FAR	Unlimited
Height	Unlimited	3 stories max.	Unlimited	3 stories max.
Facade Width	Unlimited	275' max.	Unlimited	275' min.
Front Setback	40' min. or block avg., 5' min. BLO	5' min. 15' max.	40' min. or block avg., 5' min. BLO	5' min. 15' max.
Side Setback	7' min. or formula	0' min.	7' or formula	0' min.
Rear Setback	7' min. or formula	0' min.	7' min. or formula	0' min.
Transition (next to R1-R5 or equiv.)	20' min. yard, height plane	20' min. yard, height plane	20' min. yard, height plane	20' min. yard, height plane
Building Coverage	100% max.	85% max.	100% max.	85% max.

RG-2, RG-3 CONVERSIONS

METHODOLOGY CONSIDERATIONS

- Address the impacts on both **small and large sites**.
- Create a methodology that **apply citywide**, rather than arbitrarily converting districts differently in one neighborhood compared to another.
- Do not reduce current **property rights**.



RG-2, RG-3 CONVERSIONS

ANALYSIS

- Run GIS analyses to see if there were clear “clusters” of RG-2 and RG-3 lots – there were!
- Explore conversation alternatives
- Assess existing property rights



RG-2, RG-3 CONVERSIONS

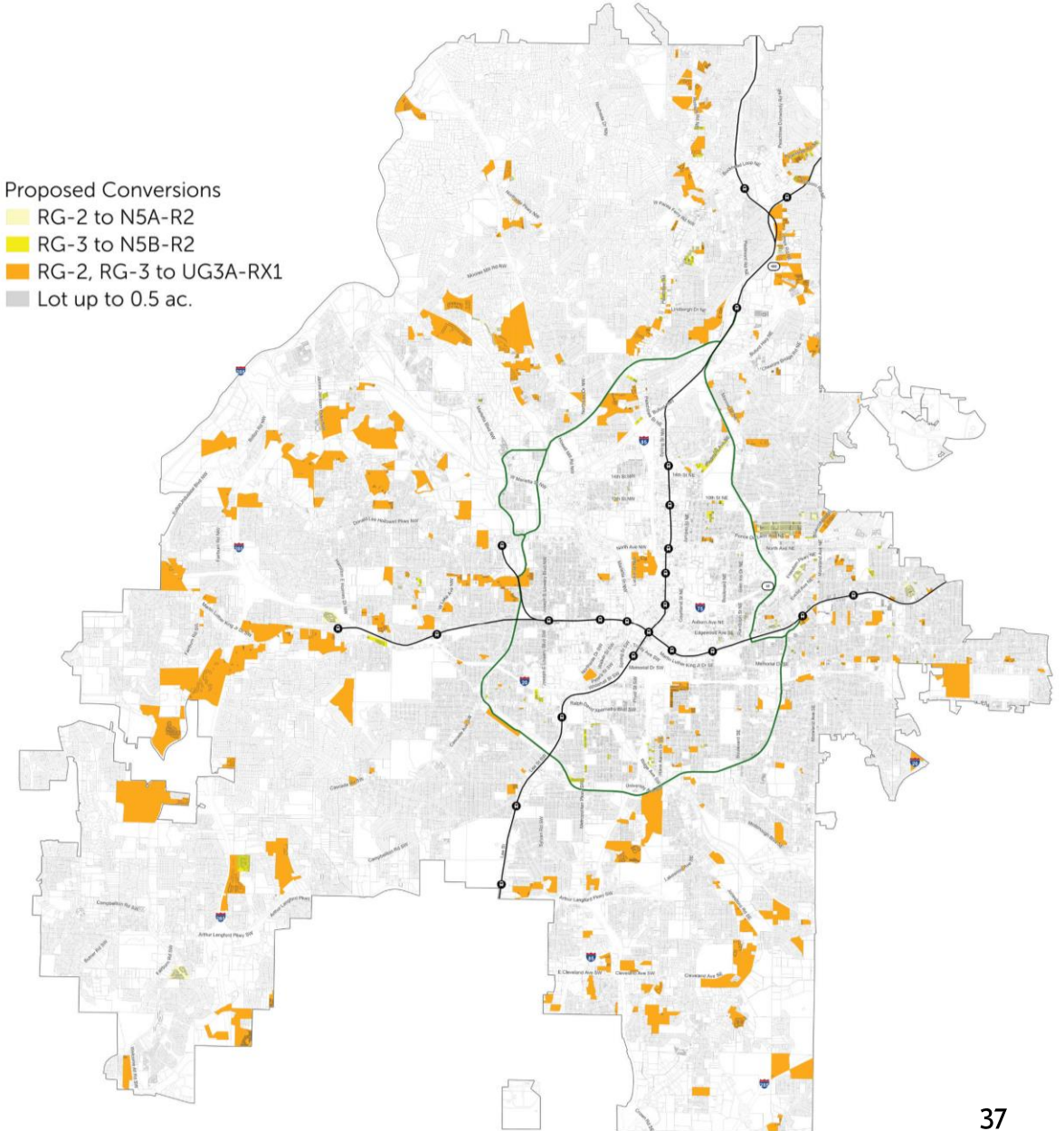
RG-2 RECOMMENDATION

- If most cluster lots ≤ 0.5 ac., convert to N5A-R2
- If most cluster lots > 0.5 ac. and in a historic district overlay that requires a "house scale," convert to N5A-R2
- Otherwise, convert to UG3A-R2, as originally proposed

RG-3 RECOMMENDATION:

- If most cluster lot ≤ 0.5 ac., convert to N5B-R2
- Otherwise, convert to UG3A-RX1, as originally proposed

Proposed Conversions
■ RG-2 to N5A-R2
■ RG-3 to N5B-R2
■ RG-2, RG-3 to UG3A-RX1
■ Lot up to 0.5 ac.



RG-2, RG-3 CONVERSIONS

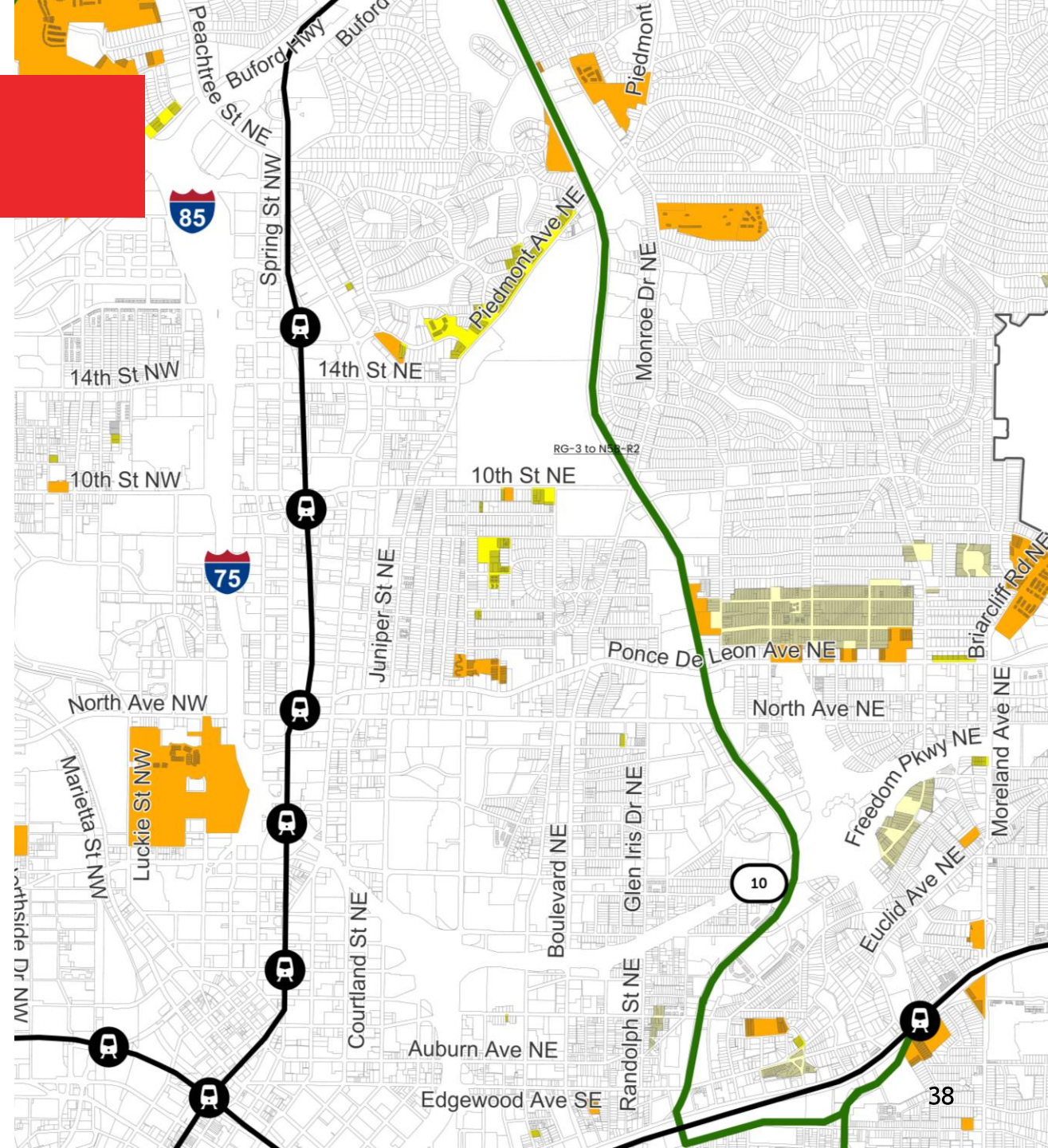
NEW CONVERSIONS TO N5A-R2*

- Garden Hills
- Inman Park
- Virginia-Highland

NEW CONVERSIONS TO N5B-R2*

- Ansley Park
- Midtown (Garden District)
- Peoplestown
- Pittsburgh
- West End

**Not all inclusive*



OUTSTANDING SECTIONS

DIV. 8.2 DEVELOPMENT BONUSES

- Affordable housing, etc.

DIV. 8.6 SIGNS

- 95% clean-up of existing standards
- 5% new standards

Both will be posted to the website,
along with an overview video.
You will be notified via email.



NEXT STEPS

NEXT STEPS

RELEASE OUTSTANDING MATERIALS
COMMENT THROUGH MARCH 31ST
PREPARE REVISED DISCUSSION
DRAFT VERSION 1
BEGIN TESTING



DRAFT VERSION 1 TESTING

FOCUS ON KEY CODE UPDATES

- Form, Use, Citywide standards

USE REAL PROJECTS FOR TESTING

- From single-unit to high-rise

TEST FOR IMPACTS ON:

- Staff review process/administration
- Variations
- Design outcomes

IDENTIFY POTENTIAL UPDATES



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

Konveio Discussion Draft Review www.atl zoning.com

Table of Contents Page 15 of 95 dP Type to search Comment Drag

Click anywhere in the document to add a comment Hide → Comments Close

Audubon Commission and the Planning Team have identified the following organizing principles for the Audubon Park Master Plan:

- Preservation and Heritage**
Sustain and enhance Audubon Park as a public resource.
- Education and Culture**
Foster opportunities for education and community engagement. Celebrate the cultural heritage of the Park.
- Access / Infrastructure**
Investigate improvements to circulation / access. Recommend strategies for water management.
- Recreation / Entertainment / Wellness**
Evaluate use of recreational open space. Maintain and enhance exercise and athletic facilities.
- Environmental Stewardship**
Conserve and enrich the landscape and environment. Evaluate best horticultural practices for application. Preserve and augment tree canopy.

Audubon Commission recognizes the importance of the Park as a means of organizing thoughts and discussions related to the Audubon Park Master Plan. These principles provide an opportunity for future work and a methodology of thinking that strives to honor the Park's legacy of balance and harmony of uses to benefit the community and the environment.

[Right: Image of the Stanley Ray Meditation Area at Audubon Park. Image courtesy of Audubon Nature Institute.]

Guided Tour Full Document

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