

CONVERSION OF EXISTING ZONING DISTRICTS

ATL ZONING 2.0 - DRAFT V2

WHAT IS A CONVERSION?

A "conversion" simply changes the names of existing zoning districts to their new ATL Zoning 2.0 equivalents. Conversions are found in the text of the Zoning Ordinance and on the Official Zoning Map.

CONVERSION OF STANDARD ZONING DISTRICTS AND SPECIAL PUBLIC INTEREST (SPI) DISTRICTS

Most ATL Zoning 2.0 zoning districts consist of a Form District and a Use District, as specified below. Legacy districts may include subareas (SAs).

Existing District Name	ATL Zoning 2.0 Name	Remarks
R1	H1-R1	
R-2	H2-R1	
R 2A	H3-R1	
R 2B	H4-R1	
R-3	H5-R1	
R-3A	H6-R1	
R-4	N1-R2 002	
R-4A	N2A-R2	
R-4B	N4A-R1 001	
R5	N2B-R3	
Fulton R-3	H5-R1	
RG-1	N5B-R2	
RG-2	UG3A-R2 or N5A-R2	See attached memo
RG-3	UG3A-RX1 or N5B-R2	See attached memo
RG-4	UG5A-RX1	
RG-5	UG15-RX2	
RG-6	UG25-RX2	
R-LC	UG3A-RX2	
O-I	CM-CV2	
MR-1	N5B-R2	
MR-2	UG3A-R2	
MR-3	UG3A-RX1	
MR-4A	UG5A-RX1	
MR-4B	UG5A-RX1	

#001

Posted by **Will Tucker** on **04/07/2026** at **7:51pm** [Comment ID: 2625] - [Link](#)

Question

Agree: 0, Disagree: 0

Would R-4B's translation have the effect of prohibiting ADUs in Summerhill? The Consolidated Use Table, on 4-15, indicates AUDs are not permitted in -R1, unlike in -R2. The the least intense residential Use District seem incompatible with fine-grain urban infill parcels historically zoned R-4B, unless I am misinterpreting R1. Thank you.

#002

Posted by **sjruss@gmail.com** on **01/08/2026** at **12:22pm** [Comment ID: 1824] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Any chance for N1-R1?

Reply by **SiteAdmin** on **01/09/2026** at **10:54am** [Comment ID: 1825] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment. The existing R4 zoning districts allows one primary dwelling plus one ADU. This is reflected in the proposed R2 Use District. Prohibiting ADUs in the existing R4 district would be a major change from the intention of converting existing R-Districts, rather than changing them.

Existing District Name	ATL Zoning 2.0 Name	Remarks
MR-5A	UG15-RX2	
MR-5B	UG15-RX2	
MR-6	UG25-RX2	
MR-MU	N5B-R2	
MRC-1	UG5A-MX11	
MRC-2	UG15-MX11	
MRC-3	UG25-MX11	
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-NX2	
NC-10	UG5A-NX5	
NC-11	UG5A-NX5	
NC-12	UG5A-NX5	
NC-13	UG3B-NX5	
NC-14	UG3B-NX3	
NC-15	UG3B-NX3	
NC-16	UG5A-NX6	
C1	UG5A-MX11	
C2	UG15-MX11	
C3	UG25-MX11	
C4	UC1-MX14	
C5	UC2-MX14	
I-1 (Beltline Overlay)	WX5A-I1	Reflects overlay design standards
I-1 (other)	W1-I1	
I-2 (Beltline Overlay)	WX5A-I2	Reflects overlay design standards
I-2 (other)	W1-I2	
I-MIX	WX15-IX3	
LW	UG5A-IX1	
PD (Planned Development)	See Official Zoning Map	Reflects approved plans
SPI-1 SA1	UC4-MX14	

Existing District Name	ATL Zoning 2.0 Name	Remarks
SPI-1 SA2	UC3-MX14	
SPI-1 SA3	UC2-MX14	
SPI-1 SA4	UC1-MX14	
SPI-1 SA5	UC3-MX14	
SPI-1 SA6	UC4-MX14	
SPI-1 SA7	UC4-MX14	
SPI-2 SA1	FM-SA1	Legacy District
SPI-2 SA2	FM-SA2	Legacy District
SPI-2 SA3	FM-SA3	Legacy District
SPI-2 SA4	FM-SA4	Legacy District
SPI-2 SA5	UG15-MX5	
SPI-3 SA1	N4A-R2	
SPI-3 SA2	N4B-R5	
SPI-3 SA3	N5B-RX1	
SPI-3 SA4	UG3B-MX9	
SPI-3 SA5	UG5B-MX9	
SPI-3 SA6	UG8B-MX11	
SPI-3 SA7	UG8B-MX11	
SPI-3 SA8	WX5B-IX2	
SPI-3 SA9 (based on height)	UG8A-MX11	
SPI-3 SA9 (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 (along Beltline)	UG5A-MX1	
SAP-4 SA3 (other)	UG3B-MX1	
SPI-4 SA4	UG5A-MX4	
SPI-4 SA5	UG8A-R2	
SPI-4 SA6	UG5A-R2	
SPI-4 SA7	UG3A-MX7	
SPI-4 SA8	WX5B-IX2	
SPI-4 SA9	N5B-R2	
SPI-4 SA10	UG8B-MX7	
SPI-4 SA11	UG3A-R2	
SPI-4 SA12	CM-MX6	

Existing District Name	ATL Zoning 2.0 Name	Remarks
SPI-4 SA13 (Northside Drive)	UG25-MX7	
SPI-4 SA13 (other)	UG8B-MX7	
SPI-5 SA1	PK-CV1	
SPI-5 SA2	N3B-R3	
SPI-5 SA3	N3B-R3	
SPI-6 SA1	Deleted (unmapped)	
SPI-6 SA2	Deleted (unmapped)	
SPI-6 SA3	Deleted (unmapped)	
SPI-6 SA4	Deleted (unmapped)	
SPI-7 SA1	PK-CV1	
SPI-7 SA2A	N2A-R2	
SPI-7 SA2B	N2A-R2	
SPI-7 SA2C	N2A-R2	
SPI-7 SA3	N2B-R3	
SPI-8	Deleted	Moved to Sec. 8.3.4 of code
SPI-9 SA1	BV-SA1	
SPI-9 SA2	BV-SA2	
SPI-9 SA3	BV-SA3	
SPI-9 SA4	BV-SA4	
SPI-11 SA1	Deleted (unmapped)	
SPI-11 SA2	UG3B-MX4	
SPI-11 SA3	Deleted (unmapped)	
SPI-11 SA4	Deleted (unmapped)	
SPI-11 SA5	Deleted (unmapped)	
SPI-11 SA6	N3A-R1	
SPI-11 SA7	Deleted (unmapped)	
SPI-11 SA8	UG3A-RX2	
SPI-11 SA9	UG3B-MX3	
SPI-11 SA10	Deleted (unmapped)	
SPI-11 SA11	Deleted (unmapped)	
SPI-11 SA12	Deleted (unmapped)	
SPI-12 SA1	BX-SA1	
SPI-12 SA2	BX-SA2	
SPI-12 SA3	BX-SA3	
SPI-12 SA4	BX-SA4	

Existing District Name	ATL Zoning 2.0 Name	Remarks
SPI-14	Deleted	Standard now citywide
SPI-15-SA1	WX5A-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-RX2	
SPI-15-SA9	UG25-MX13-C	Standards codified as conditions
SPI-16 SA1	M-SA1	
SPI-16 SA2	M-SA2	
SPI-16 SA3	M-SA	
SPI-17 SA1	N6A-R1	
SPI-17 SA2	N6B-RX3	
SPI-17 SA3 (E of Piedmont)	N6A-MX2	
SPI-17 SA3 (W of Piedmont)	N6B-MX2	
SPI-17 SA4	N6A-R2	
SPI-18 SA1	UG8A-MX12	
SPI-18 SA2	UG8A-MX12	
SPI-18 SA3	UG8A-NX1	
SPI-18 SA4	UG3A-R2	
SPI-18 SA5	N4A-R2	
SPI-18 SA6	N4B-R3	
SPI-18 SA7	WX5A-I2	
SPI-18 SA8	WX5A-I1	
SPI-18 SA9	UG5A-IX1	
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-R2	
SPI-19-SA6	N4A-R2	
SPI-19 SA7	UG3A-RX2/MX1	

Existing District Name	ATL Zoning 2.0 Name	Remarks
SPI-19 SA8	UG5B-MX8	
SPI-19 SA9	UG3A-MX8	
SPI-19 SA10	UG3A-MX8	
SPI-19 SA11	UG5B-MX8	
SPI-20 SA1	G-SA1	
SPI-20 SA2	G-SA2	
SPI-20 SA3	G-SA3	
SPI-20 SA4	G-SA4	
SPI-20 SA5	G-SA5	
SPI-20 SA6	G-SA6	
SPI-21 SA1	UG15-MX12	
SPI-21 SA2	UG8A-MX12	
SPI-21 SA3	UG5A-NX1	
SPI-21 SA4	UG5A-MX12 003	
SPI-21 SA5	UG8A-RX2	
SPI-21 SA6	Deleted (unmapped)	
SPI-21 SA7	N3A-R2	
SPI-21 SA8	UG5B-NX1	
SPI-21 SA9	UG8A-IX2	
SPI-21 SA10	UG25-IX2	
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	Deleted	Standards codified as conditions
SPI-25	TP	See "Tuxedo Park Overlay"
SPI-26	CM-CV2-C	Standards codified as conditions

#003

Posted by **David** on **01/06/2026** at **12:21am** [Comment ID: 1815] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

UG5A (1.5 FAR) looks appropriate for this SA4 of SPI-21, consistent with the existing Neighborhood Commercial base limits (~1.696 FAR), compatible with the existing 3-story multifamily development that wraps the block, and transitioning to the very high density allowable for the adjacent block of SA10. However, the zoning map currently has a different designation of UG3B. Suggest unifying to this UG5A.

Reply by **SiteAdmin** on **03/09/2026** at **5:22pm** [Comment ID: 2206] - [Link](#)

Answer

Agree: 0, Disagree: 0

This has been changed in the database, but please note that within the Adair Park Historic District, this zoning is over superseded by the historic district and is limited to 2 stories.

CONVERSION OF CHAPTER 20 HISTORIC AND LANDARK DISTRICTS

Historic (HD) and Landmark (LD) Districts are receiving new abbreviations to reflect their location in Division 6 of the new Zoning Ordinance. Their current abbreviations reflect their location in Chapter 20 of the existing ordinance. Some districts may include subareas (SAs).

Existing Abbreviation	ATL Zoning 2.0 Abbreviation	Remarks
HC-20A SA1	LD1-SA1	Cabbagetown
HC-20A SA2	LD1-SA2	Cabbagetown
HC-20A SA3	LD1-SA3	Cabbagetown
HC-20A SA4	LD1-SA4	Cabbagetown
HC-20A SA4-C	LD1-SA4	Cabbagetown
HC-20A SA5	LD1-SA5	Cabbagetown
HC-20B SA1	LD2-SA1	Druid Hills
HC-20B SA2	LD2-SA2	Druid Hills
HC-20B SA3	LD2-SA3	Druid Hills
HC-20B SA4	LD2-SA4	Druid Hills
HC-20C SA1	LD3-SA1	King District
HC-20C SA2	LD3-SA2	King District
HC-20C SA3	LD3-SA3	King District
HC-20C SA4	LD3-SA4	King District
HC-20D	LD4	Washington Park
HC-20E	LD5	Oakland Cemetery
HC-20F	LD6	Baltimore Block
HC-20G	HD1	West End
HC-20H	LD7	Hotel Row
HC-20I SA1	HD2-SA1	Adair Park
HC-20I SA2	HD2-SA2	Adair Park
HC-20I SA3	HD2-SA3	Adair Park
HC-20J SA1	HD3-SA1	Whittier Mill
HC-20J SA2	HD4-SA2	Whittier Mill
HC-20K SA1	HD5-SA1	Grant Park
HC-20K SA2	HD5-SA2	Grant Park
HC-20K SA3	HD5-SA3	Grant Park
HC-20L SA1	HD6-SA1	Inman Park
HC-20L SA2	HD6-SA2	Inman Park
HC-20L SA3	HD6-SA3	Inman Park
HC-20M	HD7	Oakland City
HC-20N SA1	HD8-SA1	Castleberry Hill

Existing Abbreviation	ATL Zoning 2.0 Abbreviation	Remarks
HC-20N SA2	HD8-SA2	Castleberry Hill
HC-20O	HD9	Atkins Park
HC-20P	HD10	Sunset Ave
HC-20Q	HD11	Collier Heights
HC-20R	LD8	Mean Street
HC-20S	LD9	Briarcliff Plaza
HC-20T	LD10	Pratt- Pullman
HC-20U	Deleted (unmapped)	Bonaventure-Somerset
HC-20V SA1	HD11-SA1	Poncey-Highland
HC20V SA2	HD11-SA2	Poncey-Highland
HC20V SA3	HD11-SA3	Poncey-Highland
HC20V SA4	HD11-SA4	Poncey-Highland
HC20V SA5	HD11-SA5	Poncey-Highland
HC20V SA6	HD11-SA6	Poncey-Highland
HC20V SA7	HD11-SA7	Poncey-Highland



MEMO

To: Keyetta Holmes
Director Office of Zoning and Development

From: Caleb Racicot
Project Manager ATL Zoning 2.0 Consultant Team

Date: 03/12/2025 with pg. 2 as amended 3/31/2025

RE: Recommended RG-2, RG-3 Conversions

INTRODUCTION

Since the release of the revised draft Module I of Atlanta Zoning 2.0 and the associated district conversions on November 12, 2024, numerous public comments have been received opposing certain aspects of the proposed conversion methodology for existing RG-2 and RG-3 zoning districts, particularly as applied to specific site types

As currently proposed, the conversions are outlined in the table below, with specific standards that were a focus of public comments shown in red:

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 See FAR	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.

In addition to concerns about the specific standards in red above, many comments expressed a desire to preserve the “residential” character and existing tree cover of small RG-2 and RG-3 sites, which are often embedded within neighborhoods. Notable areas of concern include St. Charles and Greenwood Avenues in Virginia Highland (RG-2) and various locations within Ansley Park (RG-3).

A thorough comparison of the existing and proposed zoning reveals that most public concerns stem from a misunderstanding of what is already allowed on RG-2 and RG-3 properties. The one notable exception is the proposed side and rear setbacks, which are reduced in the UG3A Form District compared to current standards.

METHODOLOGY

In response to the significant number of public comments received, the Consultant Team explored potential methods for converting the RG-2 and RG-3 zoning districts, taking into account the following considerations:

- The conversion should address the impacts on both small RG-2 and RG-3 sites embedded in neighborhoods, as well as larger RG-2 and RG-3 sites in other locations.
- The conversion should include a methodology for one-to-one conversions that can apply citywide, rather than arbitrarily converting districts differently in one neighborhood compared to another.
- The conversion should not reduce current property rights with regard to floor area ratio (FAR), building height, or other density controls.

Based on these considerations, the Consultant Team used the following methodology.

STEP 1: LOT SIZE NATURAL BREAKS ANALYSIS

Description: Use ArcGIS Pro to identify patterns related to the distribution of RG-2 and RG-3 lots based on size across the city.

Apply a six-class natural breaks classification to group similar lot sizes while maximizing differences between classes. This method helps identify natural groupings in the data by detecting gaps in the distribution.

Analyze the typical lot size within the smallest class to determine the characteristics of the smallest RG-2 and RG-3 lots found within neighborhoods.

Findings: Findings of the “natural breaks” lot size analysis are below:

	Mean Lot Size (rounded)	Smallest Lot Size Class (rounded)	Percent of Similarly Zoned Lots
RG-2	121,500 SF	Up to 24,000 SF	64%
RG-3	89,200 SF	Up 22,300 SF	63%
RG-2 and RG-3	76,300 SF	Up to 20,800	87%

STEP 2: LOT SIZE SPATIAL ANALYSIS

Description: Use ArcGIS Pro to analyze the spatial distribution patterns of RG-2 and RG-3 lots across the city to determine whether smaller lots are clustered or randomly scattered.

Run “Spatial Autocorrelation (Global Moran’s I)” to measure how similar or different nearby lot sizes are.

Run “Hot Spots Analysis” to show where small or large lots are clustered.

Run “Cluster and Outlier Analysis (Anselin Local Moran’s I)” to show clusters of similar values (e.g., areas where lot sizes are consistently small or large) and outliers (e.g., a large lot surrounded by small lots or vice versa).

Findings: Both RG-2 and RG-3 lots are clustered into groups of similar sizes. As a result, converting clustered RG-2 or RG-3 lots based on the lot sizes in each cluster would minimize outliers.

With regard to RG-2 and RG-2 lots embedded within neighborhoods, there is no strong correlation between lot size clusters and the proposed Plan Development Patterns. As a result, the use of Development Patterns to establish conversion methodology is not recommended.

STEP 3: CONVERSION ALTERNATIVES

Description: Identify proposed Form Districts that are similar to UG3A in terms of allowed density but better reflect the existing “residential character” found in neighborhoods with RG-2 and RG-3 lots.

Findings: The following Form Districts are similar to UG3A in terms of building height and the types of development they support:

	UG3A	N5A	N5B	N6A
Base FAR	1.0 max. (gross floor area)	None (Form-based)	None (Form-based)	1.0 max. (gross floor area)
Lot Area	1,000 SF min.	2,000 SF min.	2,000 SF min.	2,000 SF min.
Units per Lot	Unlimited	6	12	Unlimited
Height	3 stories max.	2.5 stories max.	3 stories max.	3 stories max.
Facade Width	275' max.	40' max.	40' max.	100' min.
Front Setback	5' min. 15' max.	Block avg.	Block avg.	Block avg.
Side Setback	0' min.	3' min. one side, 10' min. cumulative	5' min.	10' min.
Rear Setback	0' min.	7' min.	7' min.	15' min.
Transition (next to R1-R5 or equiv.)	20' min. yard, height plane	See side, rear setbacks	See side, rear setbacks	See side, rear setbacks
Building Coverage	Corrected 3/31/25 Unlimited 85%	65%	70%	75%

All Neighborhood-Scale (N-) districts better match the existing patterns of smaller RG-2 and RG-3 lots in neighborhoods compared to the UG3A district.

N5A and N5B are particularly suitable for smaller lots due to their shallow side setbacks.”

The limits on the number of units per lot could pose a challenge for smaller RG-2 and RG-3 lots that already contain multiple units.

STEP 4: EXISTING ENTITLEMENT ANALYSIS

Description: Analyze the existing RG-2 and RG-3 standards to determine:

- The smallest lot size required to accommodate 6 and 12 multifamily units, which correspond to the potential N5A and N5B conversions. Assess the maximum allowed floor area and its impact on both small and large multifamily units.
- The number of single-family (single-unit) dwellings allowed under the RG-2/RG-3 and N5A/5B conversions.

This will help the Consultant Team avoid proposing standards that may result in down-zoning.

Findings: **Multifamily Analysis**

	RG-2	RG-3
Existing		
FAR	0.348	0.696
Floor area per acre	15,158.88	30,317.76
Avg. 750 SF Unit		
Units per acre	20.21	40.42
Min. lot size 6 units (N5A)	12,931.03	6,465.52
Lots < min. lot size	60%	66%

Min. lot size 12 units (N5B)	25,862.07	12,931.03
Lots < min. lot size	62%	73%
Avg. 1,250 SF Unit		
Units per acre	12.13	24.25
Min. lot size 6 units (N5A)	21,551.72	10,775.86
Lots < min. lot size	62%	71%
Min. lot size 12 units (N5B)	43,103.45	21,551.72
Lots < min. lot size	65%	76%

It is of significance that the minimum lot sizes required to achieve the proposed N5A and N5B unit-per-lot limits almost perfectly align with the existing lot sizes in the smallest lot size class identified in Step 1—at roughly one-half acre.

Single-family Analysis

	RG-2/RG-3	N5A/N5B
Existing		
Single-family base FAR	Unlimited	1.0
Single-family lot size	1,000 SF min.	n/a (lot size and units per lot control; sublots allowed)
Single-family per acre	44 max.	39 max.

There is no significant difference in the number of single-family (i.e., single-unit) houses allowed under RG-2/RG-3 and N5A/N5B from a zoning perspective.

The key difference is that N5A/N5B require between 10% and 15% of the lot to be set aside as amenity space—whereas no such requirement exists under RG-2 and RG-3, which are exempt from open space requirements if developed as single-family dwellings.

RECOMMENDATION

Based on the analysis conducted above, the Consultant Team recommends the following conversion approach for RG-2 and RG-3 Districts.

- **RG-2 recommendation:**
 - » If 50% or more of the cluster's area is made up of lots that are half an acre or smaller, convert it to N5A-R2.
 - » If less than 50% of cluster's area is made up of lots that are half an acre or smaller but the cluster is in a historic district that requires "house scale," convert it to N5A-R2.
 - » In all other cases, convert to UG3A-R2, as originally planned.
- **RG-3 recommendation:**
 - » If 50% or more of the cluster's area is made up of lots that are half an acre or smaller, convert it to N5B-R2.
 - » In all other cases, convert to UG3A-RX1, as originally proposed.
- In both RG-2 and RG-3, Chapter 9 allows nonconforming buildings to be rebuilt to their existing height and number of units if accidentally destroyed.

Please refer to the maps on the following pages for affected locations citywide and in northeast Atlanta.

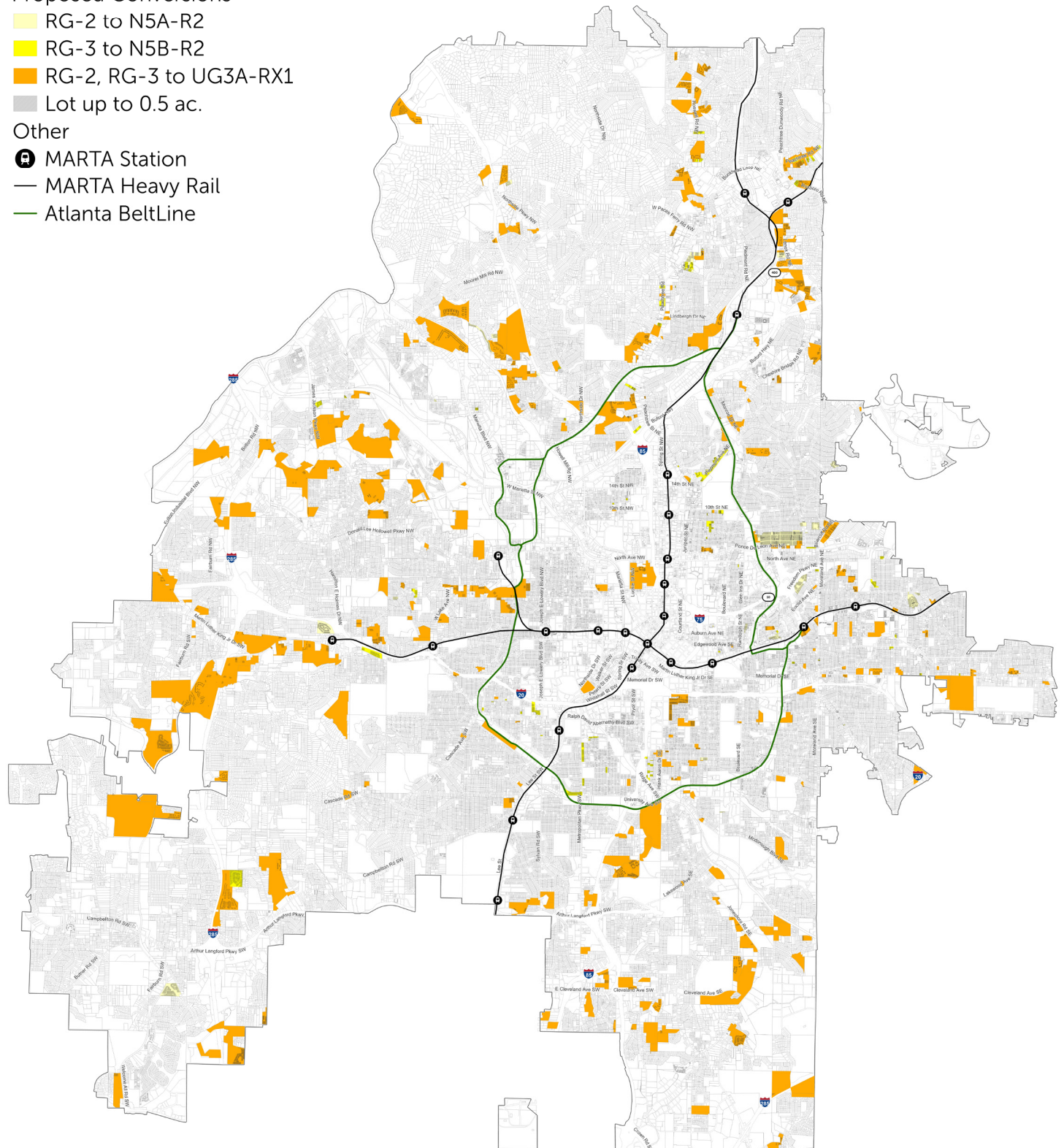
DRAFT - 2/13/25

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.

Other

- MARTA Station
- MARTA Heavy Rail
- Atlanta BeltLine



DRAFT - 2/13/25

