

CHAPTER 2.

FORM & FRONTAGE DISTRICTS

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## DIVISION 2.1. **GENERAL PROVISIONS**

Sec. 2.1.1. **How to Use this Article**

Sec. 2.1.2. **Applicability**



## DIVISION 2.2. HOUSE SCALE DISTRICTS

### Sec. 2.2.1. Summary of Districts

House Scale districts are intended to accommodate the lowest-intensity residential areas that are predominately single-unit homes. Conservation districts are intended to require that new residential buildings match the existing development patterns of their surroundings. The districts have large lot sizes and low lot coverage, and are generally in areas with limited walkability to retail, service, and other commercial uses.

House Scale and Conservation districts are generally intended for areas designated as Conservation, Rural and Conservation-Suburban in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

HOUSE SCALE DISTRICTS SUMMARY			
DISTRICT	LOT WIDTH (min)	DWELLING UNITS (max)	HEIGHT (max)
RH1	200'	1 primary unit, 1 guest unit	3 stories / 35'
RH2	150'	1 primary unit, 1 guest unit	3 stories / 35'
RH3	100'	1 primary unit, 1 guest unit	3 stories / 35'
RH4	100'	1 primary unit, 1 guest unit	3 stories / 35'
RH5	100'	1 primary unit, 1 guest unit	3 stories / 35'
RH6	85'	1 primary unit, 1 guest unit	3 stories / 35'
RC1	100'	1 primary unit, 1 guest unit	Existing Range
RC2	70'	1 primary unit, 2 accessory units	Existing Range

## #001

Posted by **Laurel David** on **09/26/2024** at **2:17pm** [Comment ID: 553] - [Link](#)

*Agree: 1, Disagree: 0*

If these residential districts aren't changing from the current code (except for maybe some tweaks and clarifications) consider not changing the names so as not to alarm single-family homeowners/neighborhoods. I fear OZD will be flooded with calls and questions

## #002

Posted by **Jim Winer** on **07/07/2024** at **2:00pm** [Comment ID: 329] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Which chapters in the current zoning ordinance will continue to apply in the new zoning ordinance and which will be eliminated? For example, for R4 we have Chapter 6\_R4 Single Family District Regulations, Chapter 28\_General and Supplementary Regulations, and Chapter 29 Definitions that are used together within the R4 district. The Discussion Draft Form and Frontage Districts diagrams are commonly used accross the country, but they alone without attendant definitions and regulations are inadequate to respond to. They also assume flat rectangular lots, of which there are not many in Atlanta.

Reply by **SiteAdmin** on **07/15/2024** at **3:30pm** [Comment ID: 461] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The intention is to carry forward most, if not all, existing supplemental standards. Many have already been incorporated into the draft Form & Frontage Standards. The remainder will be in Module II.

## #003

Posted by **Jim Winer** on **07/07/2024** at **2:10pm** [Comment ID: 330] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

In the case of R4 , given the diagrams provided here are rough attempts to replicate R4, wouldn't it be better to refine and improve upon R4 by simply providing R4 diagrams, enhancing ADU opportunities, and improving the definitions of grade, retaining walls, basements, attics, FAR, and height where there have been known loophole problems for decades? This same comment/question could be applied to each district. When is it really necessary to reinvent the ordinance when doing so is fraught with the peril of unintended consequences? It may be better to take the known problems with each district and make adjustments to each chapter.

Reply by **SiteAdmin** on **07/15/2024** at **3:28pm** [Comment ID: 460] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment with regard to the core residential districts (R1-R5, RG, MR), those are largely being incorporated u unchanged, except with new tools that align them better to existing physical patterns.

## #004

Posted by **Andrew Walter** on **05/23/2024** at **9:00am** [Comment ID: 22] - [Link](#)

*Agree: 0, Disagree: 0*

RC1 and RC2 widths and building heights don't match what is shown in secs. 2.2.8 and 2.2.9

Reply by **SiteAdmin** on **06/24/2024** at **1:50pm** [Comment ID: 175] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

All graphics are placeholder.

## #005

Posted by **Cary Aiken** on **08/02/2024** at **3:09pm** [Comment ID: 500] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

35 feet is much higher than the original 1920s houses in my neighborhood.

Reply by **SiteAdmin** on **08/03/2024** at **10:02am** [Comment ID: 501] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment.

35 feet is the current height limit in most neighborhoods, except historic districts.

## #006

Posted by **Grace Roth** on **09/10/2024** at **3:40pm** [Comment ID: 515] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

If the typology matches the SF neighborhood, it shouldn't matter how many dwellings are included. Legalize unassuming duplexes and quads even in predominantly SF neighborhoods.

Reply by **SiteAdmin** on **09/11/2024** at **8:57am** [Comment ID: 531] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion.

## #007

Posted by **Anton** on **07/03/2024** at **12:50pm** [Comment ID: 244] - [Link](#)

*Suggestion*

Agree: 1, Disagree: -2

Atlanta shouldn't even need one single family zone, let alone 8. This highly prescriptive approach will be an administrative nightmare and won't solve the issues of our current code.

## #008

Posted by **Jennifer Friese** on **06/24/2024** at **1:43pm** [Comment ID: 172] - [Link](#)

*Suggestion*

Agree: 0, Disagree: 0

Is this a mistake? Height is listed as 25'/2 stories in description

Reply by **SiteAdmin** on **06/24/2024** at **1:57pm** [Comment ID: 178] - [Link](#)

*Answer*

Agree: 0, Disagree: 0

Yes, there is a discrepancy that will be corrected in the next version. Generally speaking, if there is a predominate pattern on the block face, new houses must match it. On a block of 1-story ranches, the new house could only be one story.

## #009

Posted by **Jennifer Friese** on **06/24/2024** at **1:45pm** [Comment ID: 173] - [Link](#)

*Question*

Agree: 0, Disagree: 0

Is this a mistake? It's listed as max 25 ft/2 stories in description - I think it should more closely resemble R4 - 35 ft max with 2.5 stories max

Reply by **SiteAdmin** on **06/24/2024** at **2:08pm** [Comment ID: 180] - [Link](#)

*Answer*

Agree: 0, Disagree: 0

No. It should read "existing range" on the district page. RC1 and RC2 have been proposed because several ranch house neighborhoods (zoned R3 or R4 today) would like to require new houses to match the height of nearby houses. Future rezoning to an RC district would achieve that.

## #010

Posted by **Matt** on **05/23/2024** at **7:37pm** [Comment ID: 32] - [Link](#)

*Suggestion*

Agree: 9, Disagree: -2

The booming capital of the south does not need to be kneecapping it's economic growth with zones forcing large lots and single family residential housing. If there is no demand for multifamily and mixed use it will not be built. Why be so restrictive? Not to mention in the next few years this will leave the city more liable to lawsuits as

exclusionary land use policies come under more scrutiny. Look at recent policies instituted by cities like Austin and Charlottesville for better models. Also, the city DEFINITELY does not need 8 DIFFERENT single-family zones. At the very very least simplify this.

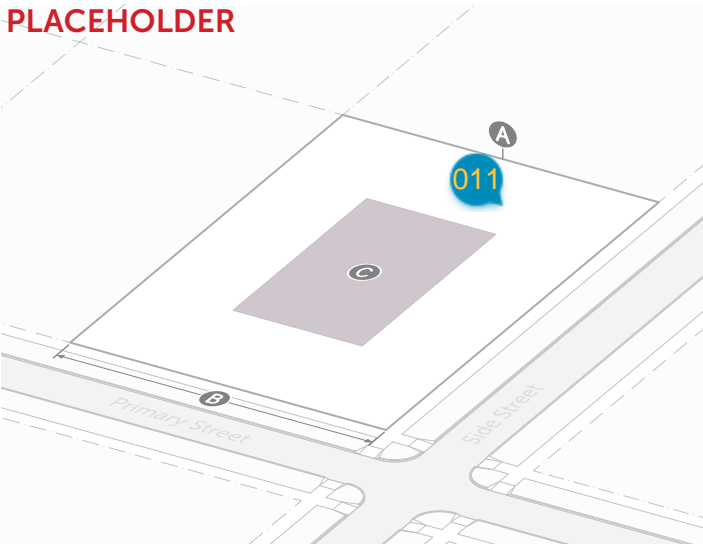
Reply by **Stephanie Salyer** on **07/09/2024** at **9:01pm** [Comment ID: 421] - [Link](#)

*Agree: 0, Disagree: 0*

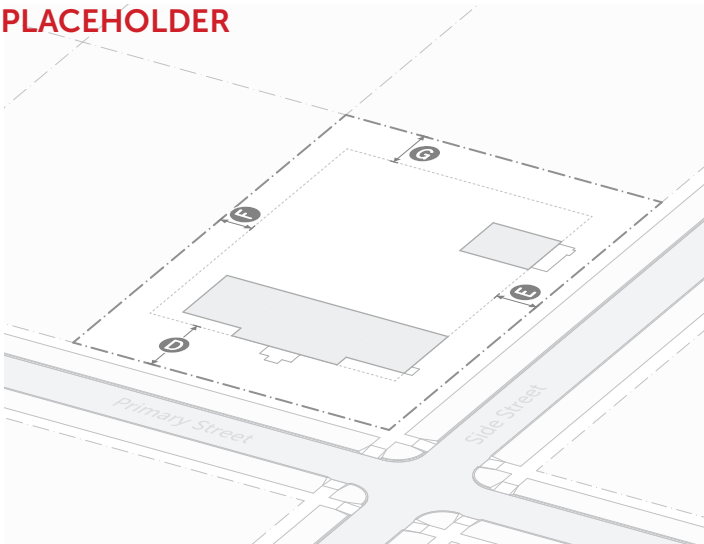
It seems like the lot coverage percentages should be informed by watershed and green space need related issues rather than who had the most politically and financial agency.

SEC. 2.2.2. RH1 RESIDENTIAL HOUSE 1

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2 acres
B Width (min)	200'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	25%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Right of Way or 60'
E Side street (min)	30'
F Side (min)	30'
G Rear / alley (min)	40'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'



## #011

Posted by **Patrick Ford** on **05/22/2024** at **3:32pm** [Comment ID: 8] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Clarifying questions For Section 1 on lot size:

How is width calculated? Exclusively road width/frontage? Or average width as calculated by adding the front and rear lengths and dividing by 2? Or some other calculation. Do properties with two street frontages get to add together to meet minimum? Like a 3 deep acre lot with 150' primary street frontage and 50 side street frontage?

Or do you use the smallest total lot perimeter (from all sides) needed to enclose the area? For a 2acre lot that would be a little under 1200 feet total

Reply by **SiteAdmin** on **05/22/2024** at **4:48pm** [Comment ID: 13] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Width means the length of the primary street lot line.

Module 2 will specify how "width" and other key terms are defined and calculated. This will also include "width" on lots with multiple primary frontages.

Until Module 2 is released, we have added definitions and measurements of key terms to the file. To read them, hover over any underlined term.

These definitions and measurements are also illustrated on the 5/20 meeting boards. They can be accessed by reviewing the meeting materials, or below:  
[https://atlzoning.com/wp-content/uploads/2024/04/ATL2\\_Module1\\_Boards\\_FIN\\_AL.pdf](https://atlzoning.com/wp-content/uploads/2024/04/ATL2_Module1_Boards_FIN_AL.pdf)

## #012

Posted by **NWeiswasser** on **06/03/2024** at **8:52pm** [Comment ID: 89] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

Why are we not including sidewalks (Pedestrian walk zone) as a requirement? We are trying to encourage a more walkable city, yet removing sidewalk requirements...

Reply by **SiteAdmin** on **06/05/2024** at **8:06am** [Comment ID: 101] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The streetscape standards determine when developers must install sidewalks with new construction. For example, if a house is built on a vacant lot, a sidewalk must be installed next to it, when specified. Today, most zoning

districts require sidewalks. Those that don't are in less walkable parts of the city where requiring a sidewalk for one house in a neighborhood where no other houses have sidewalks doesn't make a lot of sense. In such areas, the only sidewalks tend to be City-installed sidewalks along major streets, but not internal to neighborhoods. This is proposed to carry forward into the new code.

Reply by **Stephanie Salyer** on **07/09/2024** at **8:58pm** [Comment ID: 420] - [Link](#)

*Agree: 1, Disagree: 0*

Suggest making this a requirement for all if you're making it require it for some.

## #013

Posted by **Anton** on **07/03/2024** at **12:48pm** [Comment ID: 243] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

"Existing range" for min setback should only be a requirement if it's less than the given setback. A building shouldn't have to have a setback just because the neighbors decided to have a massive front yard.

Reply by **SiteAdmin** on **07/05/2024** at **6:48pm** [Comment ID: 293] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for your suggestion. This standard is intended to preserve the existing physical patterns of different neighborhoods.

## #014

Posted by **Laurel David** on **09/26/2024** at **2:41pm** [Comment ID: 554] - [Link](#)

*Agree: 0, Disagree: 0*

define "Existing Range"

Reply by **SiteAdmin** on **09/26/2024** at **3:06pm** [Comment ID: 557] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This will be defined in Module II, which will be released on December 4th.

EXISTING DISTRICTS:

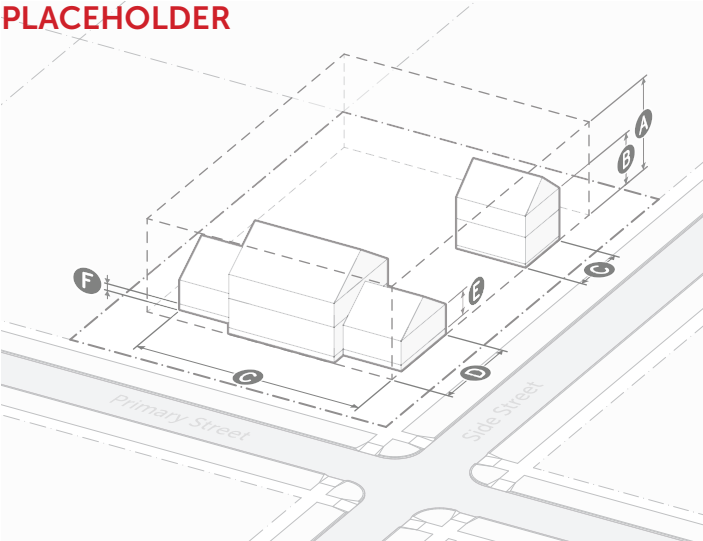
R-1

RH1

RESIDENTIAL HOUSE 1

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
F015max)	0.25 NLA
A Building height (max stories/feet)	
Primary Structure	3 stories / 35'
Accessory Structure	2 stories / 25'
2. Ground016ory	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 4'

## #015

Posted by **jennifer brooks** on **05/20/2024** at **7:20pm** [Comment ID: 5] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

What does FAR mean?

Reply by **Philip Hager** on **05/21/2024** at **6:32am** [Comment ID: 6] - [Link](#)

*Agree: 1, Disagree: 0*

It stands for Floor Area Ratio- traditionally, it's the amount of floor space (sqft) that can be built for a given lot size. So it has traditionally been used as a density limiter.

Reply by **Paul McMurray** on **06/05/2024** at **6:46am** [Comment ID: 97] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

FAR can be used as a density enabler. Today if you can rezone a R4 property to a PDH you can put 3-4 units on it such that the sum of the Floor Areas does not exceed the FAR which is 0.5 x 9000 sq. ft.

Reply by **SiteAdmin** on **06/05/2024** at **7:46am** [Comment ID: 98] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Your comment accurately describes how rezoning a property to the the existing PDH district could be used to increase the number of units within a given FAR. It is currently proposed that the PDH district will be eliminated as part of the new code.

## #016

Posted by **Patrick Ford** on **05/22/2024** at **3:16pm** [Comment ID: 7] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

As exclusively measured from front elevation (facing the primary street) or side with the lowest elevation? Or some other calculation? Determining ground height gets tricky with sloped properties and slopes are especially common in less dense areas.

Reply by **SiteAdmin** on **05/24/2024** at **3:57pm** [Comment ID: 35] - [Link](#)

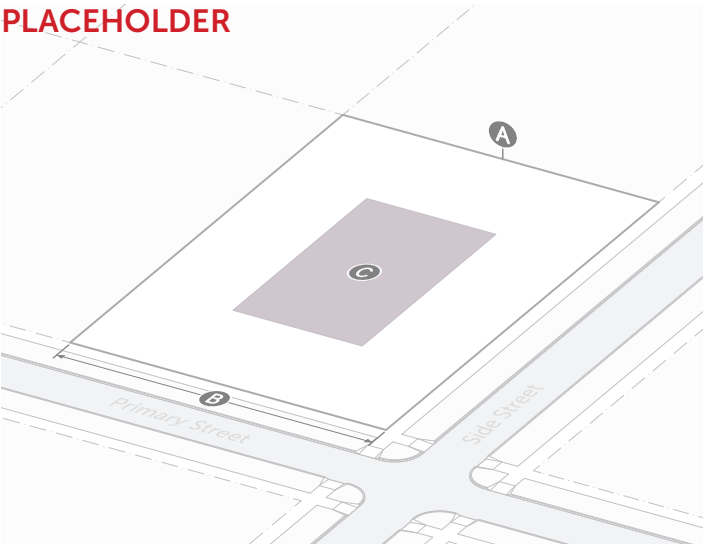
*Answer*

*Agree: 0, Disagree: 0*

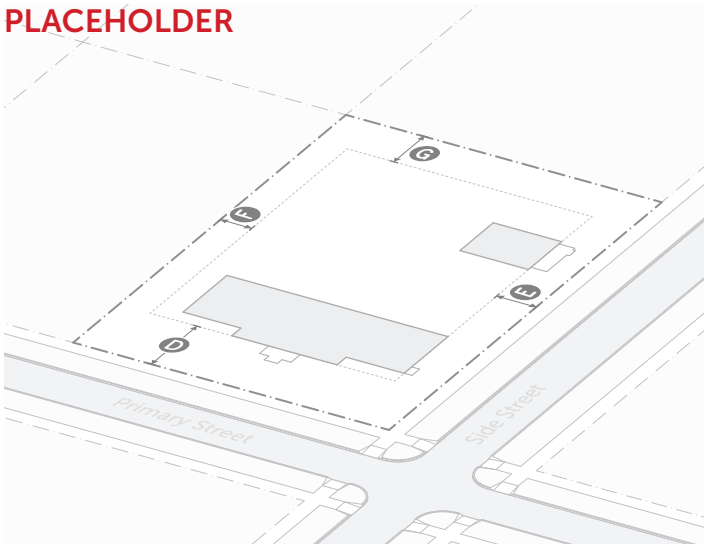
Ground story elevation only applies to the portion of a building fronting along a street. The code will exclude buildings set a certain number of feet back from a street (30 ft., for example). When the district controls for active depth, the ground story elevation only applies to the areas with the required active depth.

SEC. 2.2.3. RH2 RESIDENTIAL HOUSE 2

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	1 acre
B Width (min)	150'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	35%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range or 60'
E Side street (min)	30'
F Side (min)	15'
G Rear / alley (min)	30'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #017

Posted by **Laurel David** on **09/26/2024** at **2:48pm** [Comment ID: 555] - [Link](#)

*Agree: 0, Disagree: 0*

is this measured from the alley as shown on GIS? what if the alley has been effectively taken by all the property owners to the middle of the former alley line? I'm assuming they would need to have the alley formally abandoned first before being able to use that area as part of their setback. Not really a zoning comment, but more a note to create/streamline the alley abandonment process.

Reply by **SiteAdmin** on **09/30/2024** at **8:45am** [Comment ID: 559] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This is being clarified in the next draft.

Thanks!

## #018

Posted by **Louisa** on **06/04/2024** at **11:08am** [Comment ID: 91] - [Link](#)

*Agree: 0, Disagree: 0*

Does this mean that they cannot park on the driveway?

Reply by **SiteAdmin** on **06/05/2024** at **7:52am** [Comment ID: 99] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Not necessarily. It means that the only parking allowed in the front yard is within the driveway, as an opposed to within a parking lot. This is already the requirement in most residential zoning districts and prevents the front yard from being paved for parking.

## #019

Posted by **Nelson Chu** on **07/09/2024** at **5:46pm** [Comment ID: 395] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

What are the KEY Changes from former "R-2" to new "RH-2"??

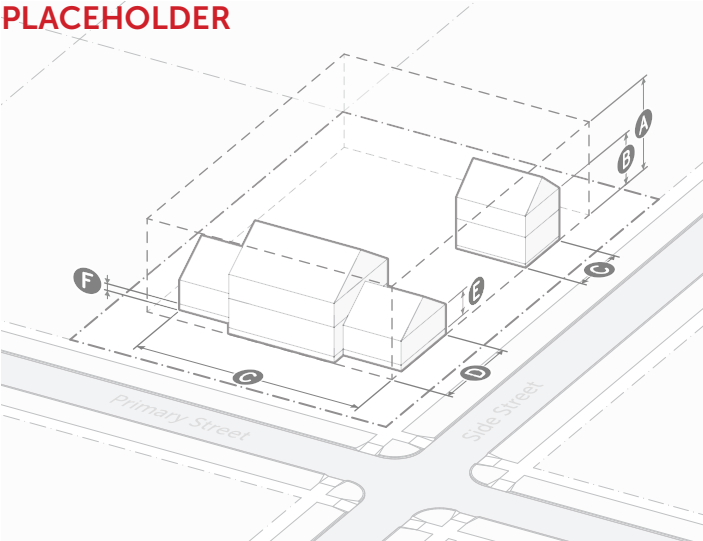
It *\*seems\** like a major change is allowing a SEPARATE Dwelling Unit on the lot, called a Guest Unit, which SEVERELY DETRACTS from existing neighborhoods, especially if those Guest Units are allowed to be rented, thereby INCREASING the Traffic Density in our already crowded streets, especially in areas without mass public transit!!!

EXISTING DISTRICTS:  
R-2

RH2 RESIDENTIAL HOUSE 2

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAF (020 max)	0.3 NLA
A Building height (max stories/feet)	
Primary structure	3 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 4'

#020

Posted by **Susanne** on **05/23/2024** at **9:37am** [Comment ID: 23] - [Link](#)

*Question*

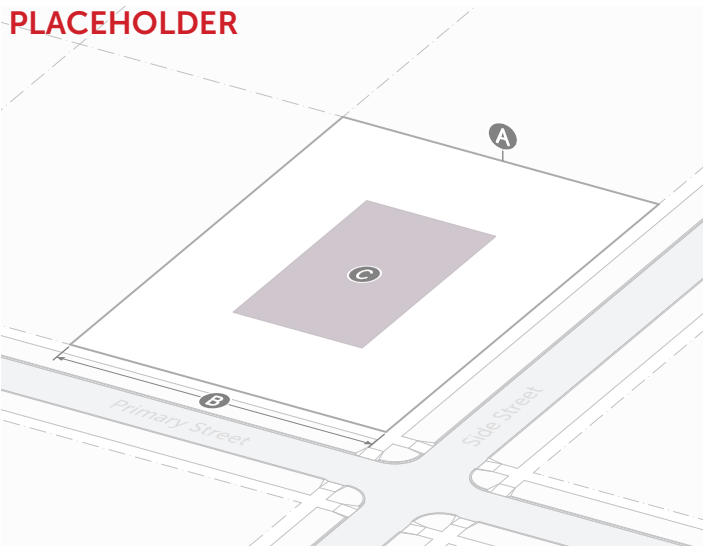
*Agree: 0, Disagree: 0*

Please advise where the definition of FAR is located in this draft and what all it includes in this proposed draft, i.e. heated, unheated, open porches, attics or not, etc.

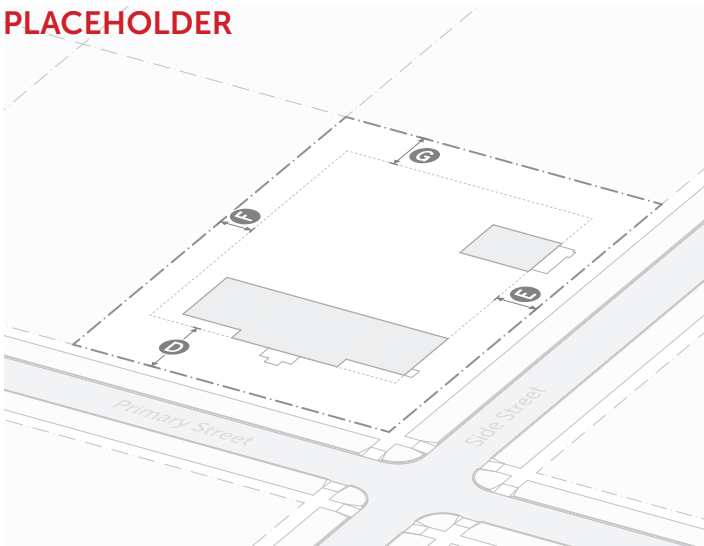


SEC. 2.2.4. RH3 RESIDENTIAL HOUSE 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	30,000 sf
B Width (min)	100'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	35%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



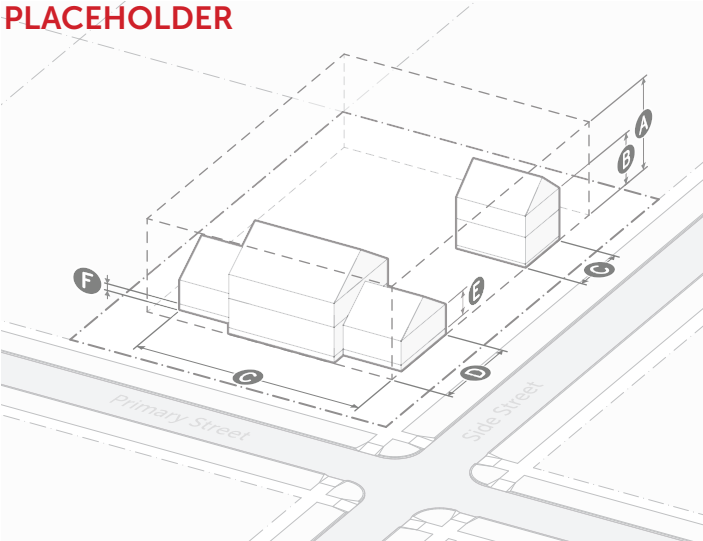
5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range or 60'
E Side street (min)	30'
F Side (min)	15'
G Rear / alley (min)	30'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
R-2A

RH3 RESIDENTIAL HOUSE 3

B. Building Standards

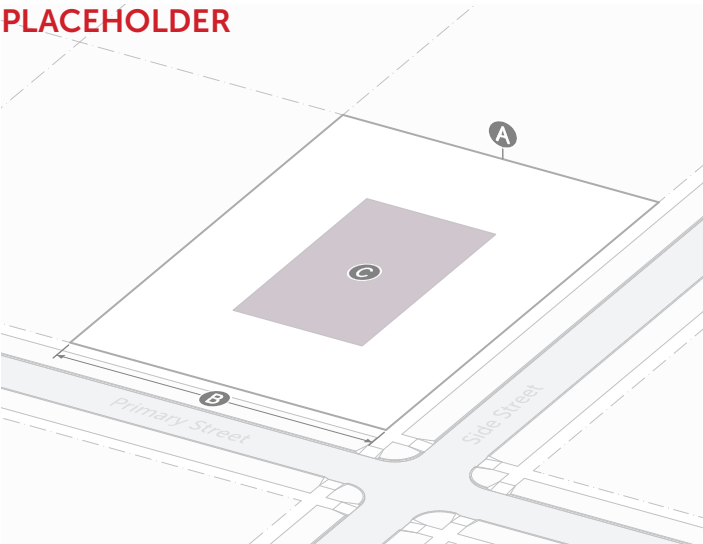
PLACEHOLDER



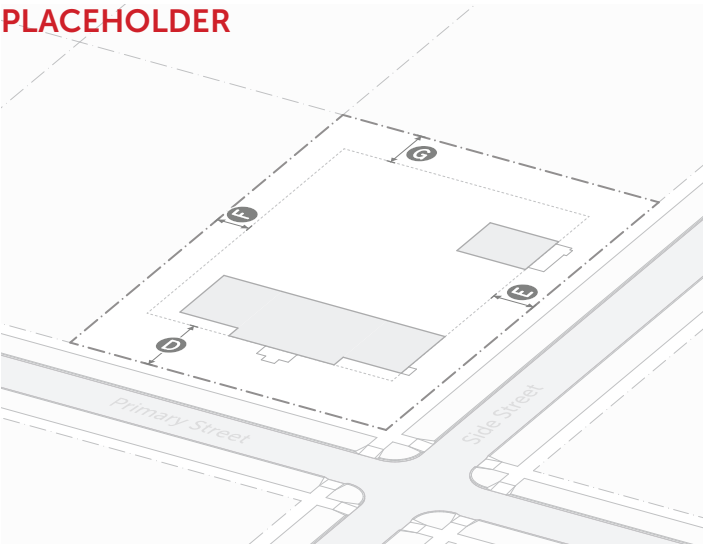
1. Massing	Sec. XX.XX.
FAR (max)	0.35 NLA
A Building height (max stories/feet)	
Primary structure	3 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 4'

SEC. 2.2.5. **RH4** RESIDENTIAL HOUSE 4

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	28,000 sf
B Width (min)	100'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	40%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range or 50'
E Side street (min)	25'
F Side (min)	10'
G Rear / alley (min)	20'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway only
Side street yard	Driveway only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

021

## #021

Posted by **C Patton** on **08/20/2024** at **9:08am** [Comment ID: 508] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

40% is far too restrictive (and jump from 50%) for R4 lots

Probably the case for other residential Zoning categories as well.

Also this document leaves off the new front porch (8' deep) and Garage setback (10' from front of conditioned area) requirements.

These 'new' requirements are also unreasonable for R4 lots. Am afraid that you will find most R4 lots will have a difficult time meeting these = lots too small to configure this way = variance requests

Reply by **C Patton** on **08/20/2024** at **9:20am** [Comment ID: 509] - [Link](#)

*Agree: 0, Disagree: 0*

Should be posted under RN1

Now see that Lot Coverage is the same

Reply by **SiteAdmin** on **08/21/2024** at **8:42am** [Comment ID: 510] - [Link](#)

*Agree: 0, Disagree: 0*

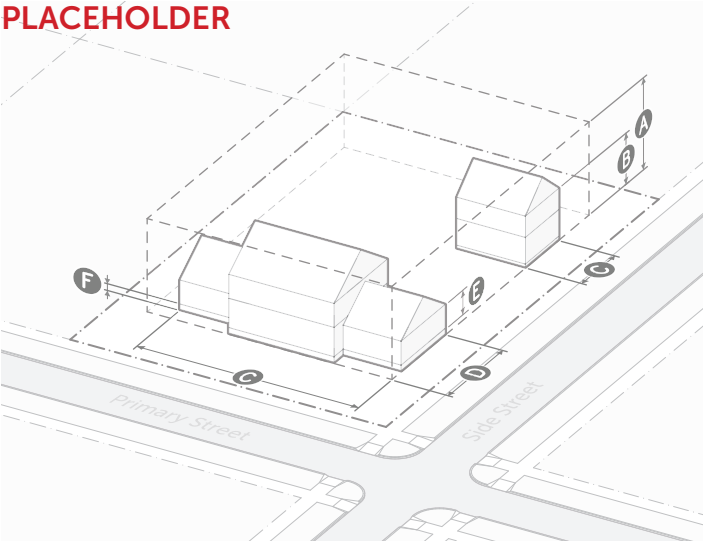
Thanks for your comment!

EXISTING DISTRICTS:  
R-2B

RH4 RESIDENTIAL HOUSE 4

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.4 NLA
A Building height (max stories/feet)	
Primary structure	3 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 4'

## #022

Posted by **Nick Whitson** on **06/27/2024** at **6:53pm** [Comment ID: 203] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

What happens to R4A and R4B? I own property that is R4B, about to begin the LDP process. How will this impact my property and project?

Reply by **SiteAdmin** on **06/28/2024** at **10:00am** [Comment ID: 204] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

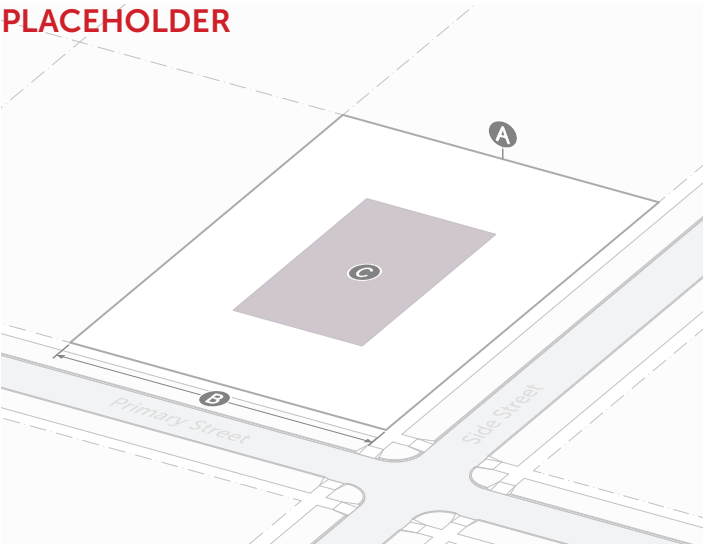
As proposed, R4A converts to RN2-U2 and R4B converts to R4B-U2. You can see the conversion table below:

<https://www.atlzoning.konveio.com/discussion-draft-conversion-existing-zoning-districts>

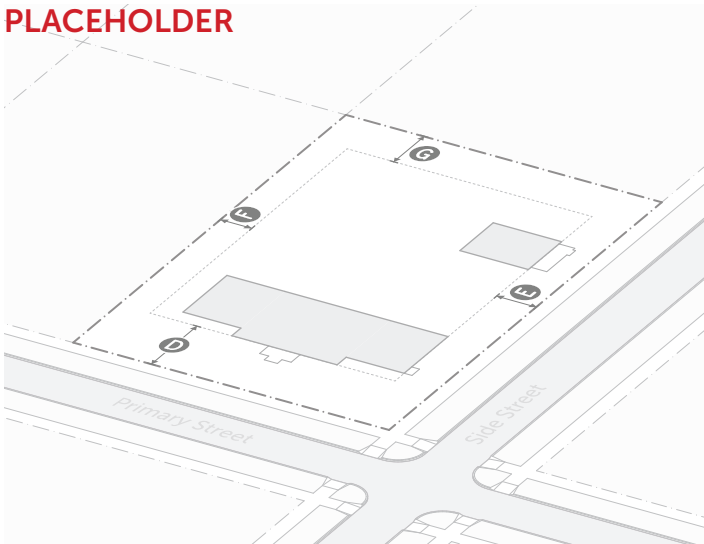
With regard to your second question, the new code would not become law until 2025. The presentation to share Module III of the draft will provide details on procedures. It is scheduled for 12/4/24.

SEC. 2.2.6. RH5 RESIDENTIAL HOUSE 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	18,000 sf
B Width (min)	100'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	40%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	023	Sec. XX.XX.
D Primary street (min)		Existing Range or 50'
E Side street (min)		25'
F Side (min)		10'
G Rear / alley (min)		20'
6. Parking Location		Sec. XX.XX.
Front yard		Driveway Only
Side street yard		Driveway Only
Side / rear yard		Allowed
7. Fences and Walls		Sec. XX.XX.
Front yard height (max)		4'
Side street yard height (max)		4'
Side / rear yard height (max)		6'

#023

Reply by **Stephen Chenney** on **07/02/2024** at **8:39pm** [Comment ID: 218] - [Link](#)  
*Suggestion*

*Agree: 0, Disagree: 0*

I mistook RH5 for RN5. So my comment is wrong. I would like to delete it but apparently can't.

Reply by **SiteAdmin** on **07/03/2024** at **11:52am** [Comment ID: 235] - [Link](#)  
*Resolution*

*Agree: 0, Disagree: 0*

I have deleted your comment, as requested. Thanks!



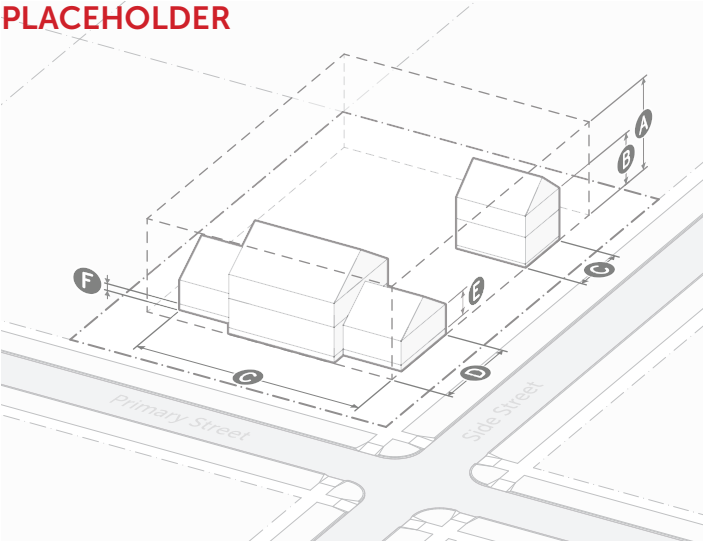
**EXISTING DISTRICTS:**

R-3, Fulton R-3

**RH5** RESIDENTIAL HOUSE 5

**B. Building Standards**

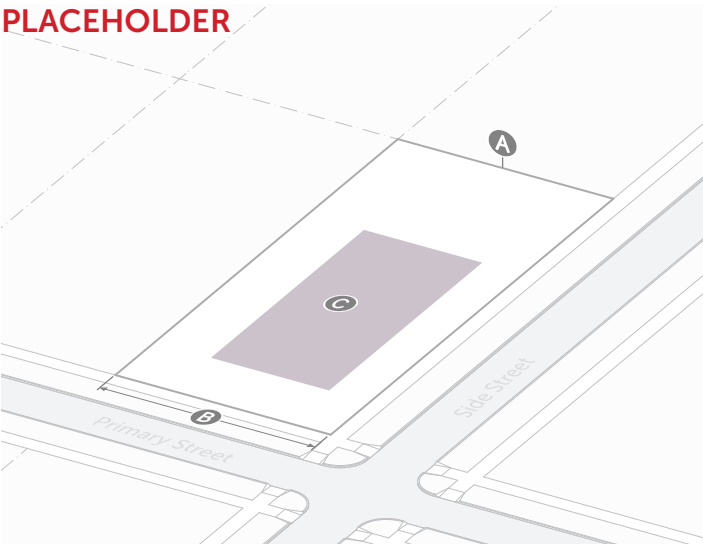
**PLACEHOLDER**



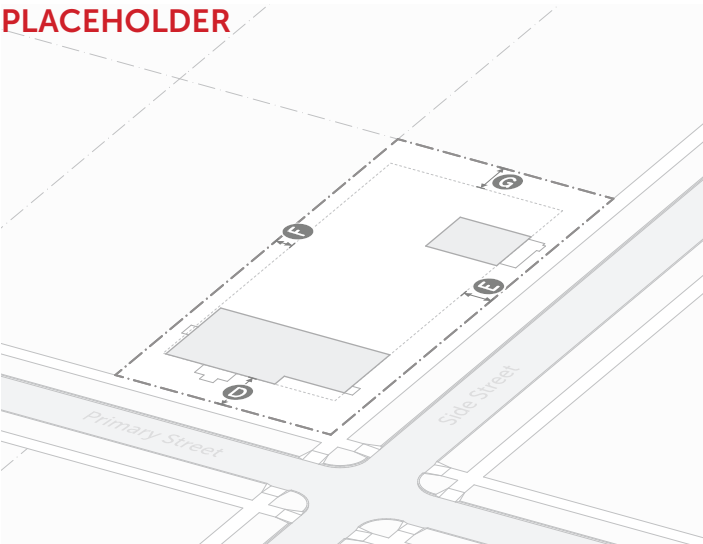
<b>1. Massing</b>	Sec. XX.XX.
FAR (max)	0.4 NLA
<b>A</b> Building height (max stories/feet)	
Primary structure	3 stories / 35'
Accessory structure	2 stories / 25'
<b>2. Ground Story</b>	Sec. XX.XX.
<b>F</b> Ground story elevation (min/max)	0' / 4'

SEC. 2.2.7. RH6 RESIDENTIAL HOUSE 6

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	13,500 sf
B Width (min)	85'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	45%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing range or 50'
E Side street (min)	25'
F Side (min)	10'
G Rear / alley (min)	15'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Or 025
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #024

Posted by **Stephanie Salyer** on **07/09/2024** at **8:56pm** [Comment ID: 419] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

Why is this not required across a lot types? Especially if we're trying to encourage more walkable neighborhoods.

## #025

Posted by **Anton** on **07/03/2024** at **1:00pm** [Comment ID: 245] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

Why shouldn't homeowners be able to allow guests to park on their grass every now and then? What happens when there's an event or party and there's not enough street parking? This kind of flexibility is important, and I expect these regulations to be weaponized in highly classist fashion.

Reply by **SiteAdmin** on **07/05/2024** at **6:46pm** [Comment ID: 292] - [Link](#)

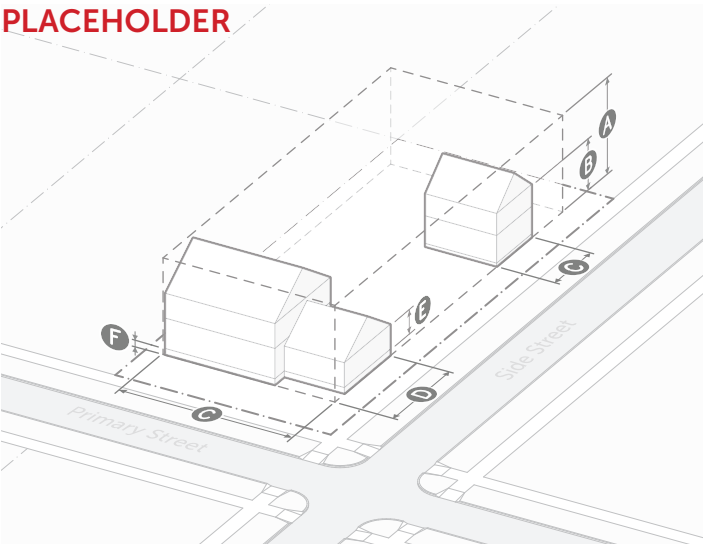
*Agree: 0, Disagree: 0*

Thank you for your comment. We will take it into consideration as we develop the revised draft.

EXISTING DISTRICTS:  
R-3A

RH6 RESIDENTIAL HOUSE 6

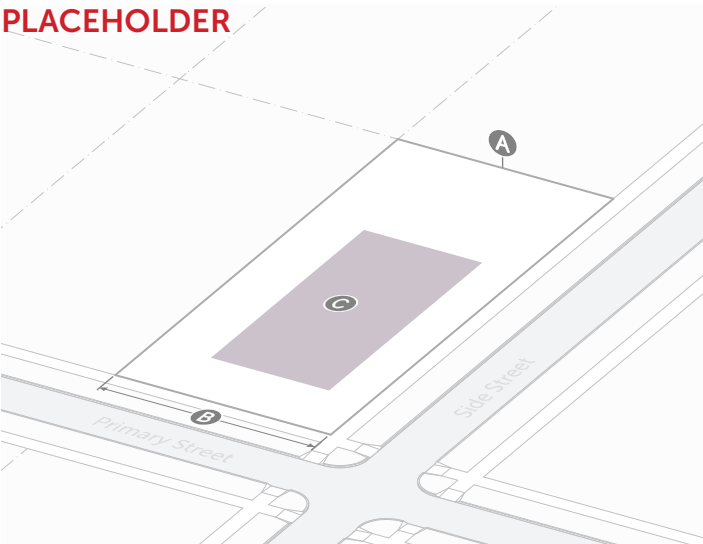
B. Building Standards



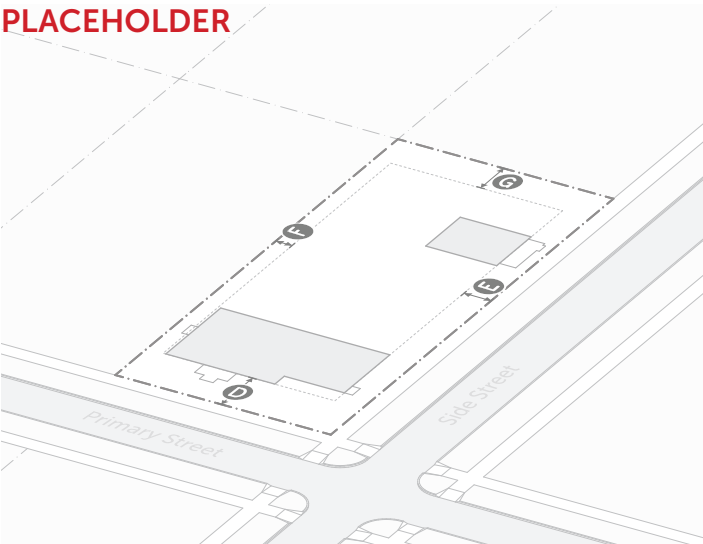
1. Massing	Sec. XX.XX.
FAR (max)	0.45 NLA
A Building height (max stories/feet)	
Primary structure	3 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 4'

SEC. 2.2.8. RC1 RESIDENTIAL CONSERVATION 1

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	13,500 sf
B Width (min)	Existing range
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Guest units	1
3. Coverage	Sec. XX.XX.
C Lot coverage (max)	45%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Not required
Pedestrian walk zone	Not required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing range
E Side street (min)	25'
F Side (min)	10'
G Rear / alley (min)	15'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #026

Posted by **Stephanie Salyer** on **07/09/2024** at **8:55pm** [Comment ID: 418] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

Why are these required for some and not for others? If we want to encourage more walkable neighborhoods this should be a standard across all lot types.

## #027

Posted by **Louisa** on **06/04/2024** at **11:22am** [Comment ID: 92] - [Link](#)

*Agree: 0, Disagree: 0*

I'm sure we have a definition in the definition chapter. I think it will be helpful to have the definition as a note below.

Reply by **SiteAdmin** on **06/24/2024** at **1:55pm** [Comment ID: 177] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Yes, there will be standards for how to establish this.

## #028

Posted by **Scott Ball** on **07/07/2024** at **10:34am** [Comment ID: 306] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

why is a 15' setback off of an alley necessary? Wouldn't it be better to give that to the yard? Setback should be based on the maneuvering of a car when the structure is used as a garage.

## #029

Posted by **NWeiswasser** on **06/03/2024** at **9:03pm** [Comment ID: 90] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

It would be beneficial for 'Existing Range' to be defined on each table. I tried using the AI search to find it for a table but it didn't work.

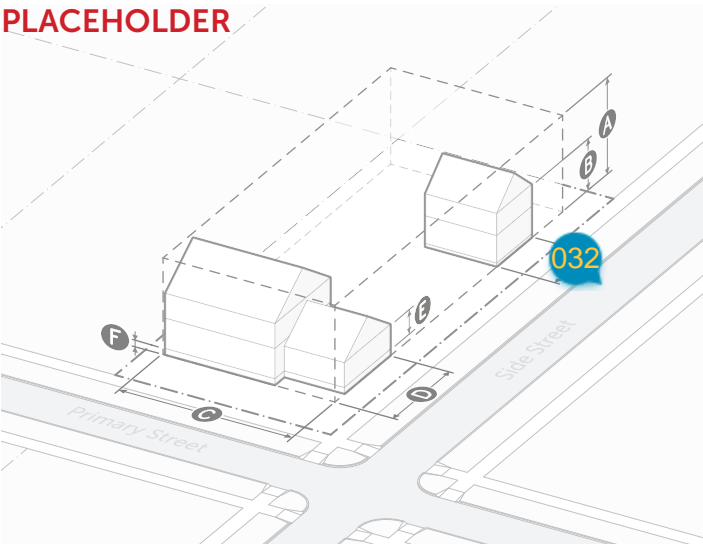
EXISTING DISTRICTS:

--

RC1 RESIDENTIAL CONSERVATION 1

034

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	0.45 NLA
A Building height (max stories/feet)	033
Primary structure	0302 stories / 25'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0310' / 4'

## #030

Posted by **Scott Ball** on **07/07/2024** at **10:40am** [Comment ID: 307] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Is there a reason for regulating stories and height? A house should be able to have section changes, some extending sub-grade. If the house is on a steep slope away from the street, what is wrong with slipping an additional story in back? Does it affect the public realm how many stories there are when you are limiting FAR and height?

## #031

Posted by **Scott Ball** on **07/07/2024** at **10:44am** [Comment ID: 308] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

If you are measuring height off of average grade at the exterior walls, then limiting ground story elevation on a sloping lot will create problematic conditions including main floors below grade at the entry threshold and very high above grade. Any measurement above grade will need wide tolerances on any site that is not perfectly flat.

## #032

Posted by **Andrew Walter** on **05/23/2024** at **8:56am** [Comment ID: 21] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

other than the building height ("A") & ground story elevation ("G"), the letters noting dimensions (height/width) do not correspond to the key given in this module.

A-F are defined for the previous diagrams (previous page) but only A & F are re-defined on this one, but not the other letters.

Reply by **SiteAdmin** on **05/23/2024** at **9:40am** [Comment ID: 24] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

All diagrams are placeholders and will be updated as the code is finalized. Some items that are labeled in the diagrams are not shown in the tables below them and will be removed/updated in future drafts.

## #033

Posted by **Louisa** on **06/04/2024** at **1:25pm** [Comment ID: 93] - [Link](#)

*Agree: 0, Disagree: 0*

Can we add the section number to find the building height definition? I see this is helpful for the general public.

Reply by **SiteAdmin** on **06/05/2024** at **7:55am** [Comment ID: 100] - [Link](#)

*Answer*



*Agree: 0, Disagree: 0*

When the code is finalized, the "Sec. XX.XX" above will be a clickable link to to all massing definitions. You can also already click "building height" at left (and any underlined term) to see its definition.

## #034

Posted by **Laurel David** on **09/26/2024** at **2:58pm** [Comment ID: 556] - [Link](#)

*Agree: 0, Disagree: 0*

Are these new districts? i didn't see them in the conversion table. seems like a lot of single family neighborhood districts to add to all the RH districts that seem similar.

Reply by **SiteAdmin** on **09/30/2024** at **9:24am** [Comment ID: 560] - [Link](#)

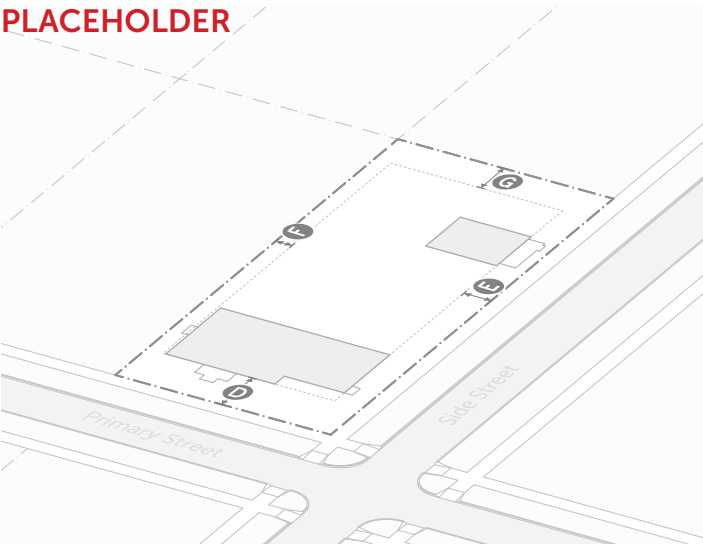
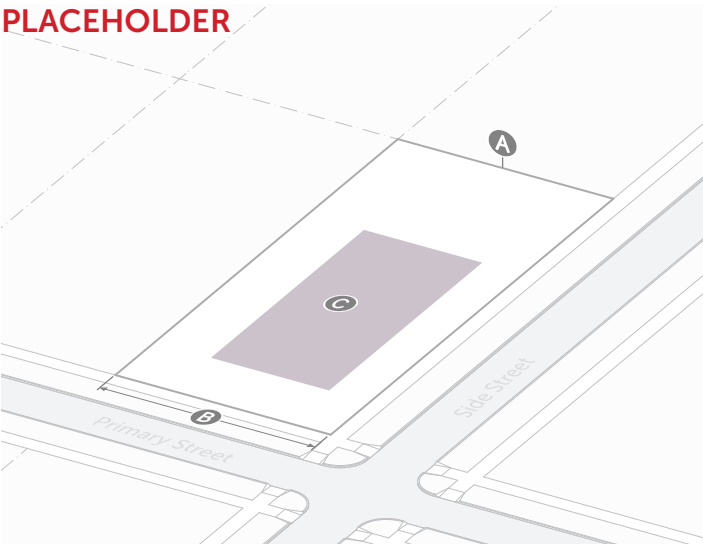
*Answer*

*Agree: 0, Disagree: 0*

Yes. There are some neighborhoods that want to control for height compatibility without having to become a historic district. These districts could be applied in the future to those areas.

SEC. 2.2.9. RC2 RESIDENTIAL CONSERVATION 2

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	9,000 sf
B Width (min)	Existing range
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	035
Primary units	1
Accessory units	036
3. Coverage	Sec. XX.XX.
Building coverage (max)	40%
C Lot coverage (max)	037
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing range
E Side street (min)	15'
F Side (min)	
One side / cumulative	04014'
039ear / alley (min)	
Primary structure	15'
Accessory structure	10'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway 042ly
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	041
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #035

Posted by **Scott Ball** on **07/07/2024** at **10:57am** [Comment ID: 312] - [Link](#)

*Agree: 0, Disagree: 0*

Currently the code has a strict definition of duplex as side by side units of similar size both facing the street. Note that that definition is inconsistently enforced, some times back to back duplexes are being allowed. Maybe drop the term duplex from the code and just stick with units as you are doing in this table. When back to back "duplex" units are allowed to be subdivided front to back it is created very problematic flag lots with all sorts of utility and access easement problems.

## #036

Posted by **Jim Winer** on **07/07/2024** at **1:22pm** [Comment ID: 321] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Recommend limited to one external and one inside the primary unit. Allow a 2nd ADU only if 1) off street parking was provided, 2) Some limit was placed on parking in front of the house.

## #037

Posted by **Scott Ball** on **07/07/2024** at **10:51am** [Comment ID: 310] - [Link](#)

*Agree: 1, Disagree: 0*

Can lot coverage be defined in a clear way that is related to a goal? If you are limiting impervious surface, impervious decks should not count just the way pervious pavement doesn't count. If you are protecting against heat islands, regulate things that create heat islands. If you could state the environmental or public realm intention of this regulation it would help.

## #038

Posted by **Scott Ball** on **07/07/2024** at **10:47am** [Comment ID: 309] - [Link](#)

*Agree: 0, Disagree: -1*

All existing range regulations should be applied only when there are a minimum of 4 lots built out on the block face. When you don't have enough houses to define a street wall or massing sequence, existing range regulations don't work. Maybe give a wider area to draw from like three blocks both sides of the street.

## #039

Posted by **Jim Winer** on **07/07/2024** at **1:20pm** [Comment ID: 320] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Property owners abutting an alley own to the centerline of the alley. Alleys are easements held in common by the abutting property owners. Setbacks are currently measured to the centerline of alleys. Please verify that setbacks will continue to be

to the alley centerlines under RC2. If there is a change to the current setback measurement, then the entitlement rights of many property owners will be significantly reduced (particularly for owners of smaller lots), and the City should notify all property owner's that abut an alley well in advance of a reduction in their buildable area.

Reply by **SiteAdmin** on **07/15/2024** at **3:50pm** [Comment ID: 468] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. This will be specified in Module II.

## #040

Posted by **Jim Winer** on **07/07/2024** at **1:28pm** [Comment ID: 323] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: 0*

Per the 2018 International Residential Code, 4'-0" off a property line requires a 1 hour fire rated wall. It is a fire safety issue, and it is unlikely that the city will enforce this in building code section permitting. Suggest keeping 7 feet.

## #041

Posted by **Jim Winer** on **07/07/2024** at **1:25pm** [Comment ID: 322] - [Link](#)

*Suggestion*

*Agree: 3, Disagree: 0*

The current ordinance allows fences but does not allow walls in front yards. Suggest we not allow walls in front yards or side street yards in the new ordinance.

Reply by **SiteAdmin** on **07/15/2024** at **3:44pm** [Comment ID: 467] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment.

## #042

Posted by **Scott Ball** on **07/07/2024** at **10:53am** [Comment ID: 311] - [Link](#)

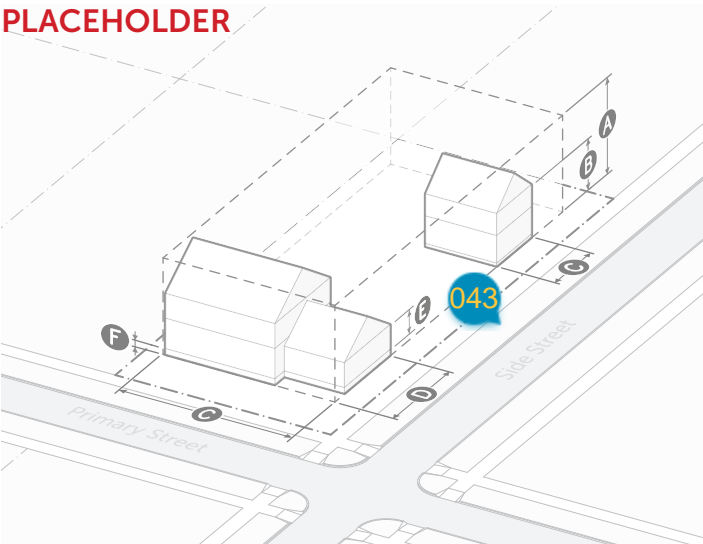
*Agree: 0, Disagree: 0*

This is currently resulting in very wide driveways and aprons. Also creates a dicey traffic situation on high traffic roads when cars have to back out or into driveways.

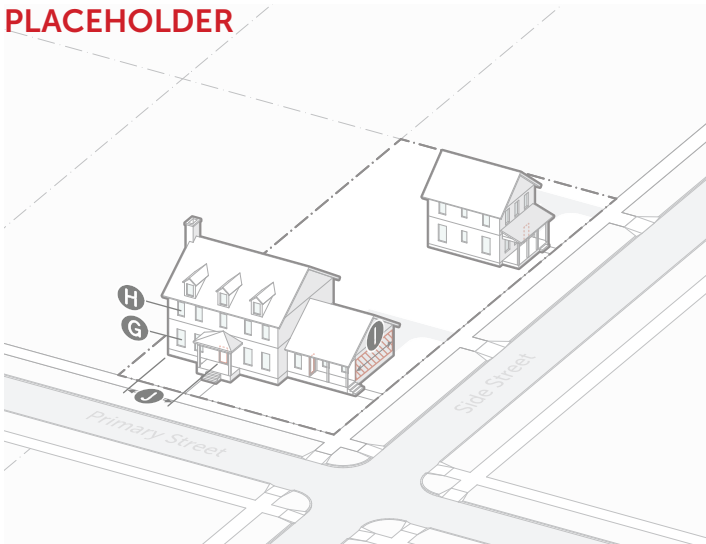
EXISTING DISTRICTS:

RC2 RESIDENTIAL CONSERVATION 2

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	0046LA
A Building height (max stories/feet)	
Primary structure	2 s044s / 048
Accessory structure	2 s045s / 25'
2. Ground Story	Sec. XX.XX.
F Ground story elevation (min/max)	0' / 047



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Rank wall width (052)	20'	20'
4. Doors	Sec. XX.XX.	
J Entry spacing (max)	50'	None
Entry feature	Porch* Raised Entry* Forecourt	

## #043

Posted by **Jim Winer** on **07/07/2024** at **1:43pm** [Comment ID: 328] - [Link](#)

*Agree: 0, Disagree: 0*

These same diagrams have been used in many ordinances. They are idealized and do not address odd shaped lots, slopes, etc.

Reply by **SiteAdmin** on **07/15/2024** at **3:32pm** [Comment ID: 462] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

All diagrams in this draft are placeholder, as noted at the May 20th meeting. The diagrams will be updated for each Atlanta district in the final codes. They are diagrammatic only.

## #044

Posted by **Jennifer Friese** on **06/24/2024** at **1:42pm** [Comment ID: 171] - [Link](#)

*Suggestion*

*Agree: 3, Disagree: 0*

This should more closely match current R4 standards of 35 ft max but 2.5 stories. The stories are a good addition.

## #045

Posted by **Jim Winer** on **07/07/2024** at **1:38pm** [Comment ID: 325] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Suggest changing from Stories to Story Above Grade or changing the definition of Story. The current ordinance defines a story this way: "(29)Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. So, a basement, even one entirely above grade is a story." If this definition is applied to RC2, then any house with a basement would be limited to one floor above grade.

Reply by **SiteAdmin** on **07/15/2024** at **3:39pm** [Comment ID: 465] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. This will be specified in Module II.

## #046

Posted by **Scott Ball** on **07/07/2024** at **11:00am** [Comment ID: 313] - [Link](#)

*Agree: 0, Disagree: 0*

If the goal is to limit development intensity per acre, then go with gross lot area as is done in the current RG districts. Can you state the intention of this regulation and then make sure that the regulation reflects the goal?

## #047

Posted by **Jim Winer** on **07/07/2024** at **1:39pm** [Comment ID: 326] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Above what?

Reply by **SiteAdmin** on **07/15/2024** at **3:38pm** [Comment ID: 464] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Module II will specify how elevations are calculated, but underlined terms (such as ground story elevation) are defined by hovering one's cursor over the text. In this context, it refers to existing elevation (which will be defined in Module II).

## #048

Posted by **Jim Winer** on **07/07/2024** at **1:36pm** [Comment ID: 324] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

The measurement should remain 35 feet to the midpoint of the roof as defined under R4. At 35 feet to that peak of roof as shown here many of the existing homes that currently comply under R4 would be in violation. For new homes, this would encourage flat and low pitched roof homes. One might find it difficult to design a historic looking home with a steeper roof pitch under this RC2 proposal.

Reply by **SiteAdmin** on **07/15/2024** at **3:41pm** [Comment ID: 466] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. We will take it into consideration as we revise the draft code.

## #049

Posted by **Jim Winer** on **07/07/2024** at **1:42pm** [Comment ID: 327] - [Link](#)

*Agree: 0, Disagree: 0*

Need to provide a height too.

Reply by **SiteAdmin** on **07/15/2024** at **3:34pm** [Comment ID: 463] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Correct. This was an accidental omission.

## #050

Posted by **Scott Ball** on **07/07/2024** at **11:01am** [Comment ID: 314] - [Link](#)

*Agree: 0, Disagree: 0*

If you are regulating by half story, then half stories should be excluded from this regulation

## #051

Posted by **Scott Ball** on **07/06/2024** at **11:09am** [Comment ID: 295] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Having 8 House Scale districts may expand the mix of housing types city-wide, but it reduces diversity by block face.

## #052

Posted by **Scott Ball** on **07/07/2024** at **11:08am** [Comment ID: 316] - [Link](#)

*Agree: 0, Disagree: 0*

Inevitably this is going to need to be a transparency requirement. Defining "Blank Wall" in a way without 1,000 loopholes is going to be a trick. Does a simple A-frame have a blank on the roof sides or are you going to define roof so that roofs are sometimes walls? Does a 1/2" jog in a facade reset the width of the wall? Does it matter the width of a blank wall in a back yard? If it is a sideyard, Charleston house wouldn't it be better if the entire zero lot line wall were blank?

## #053

Posted by **Scott Ball** on **07/07/2024** at **11:13am** [Comment ID: 317] - [Link](#)

*Agree: 0, Disagree: 0*

Frontage types (forecourt, terrace, porch, etc..) are difficult when adding to existing structures. Are existing structures exempted from these requirements when additions are done in the frontage? Does a frontage addition expand a non-compliant prior existing condition thus requiring the entire frontage to become compliant?

## #054

Posted by **Scott Ball** on **07/06/2024** at **11:13am** [Comment ID: 296] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Walls can be transparent, windows can be transparent, doors can be transparent. If transparency the goal, this category should probably just be transparency rather than windows

Reply by **SiteAdmin** on **07/07/2024** at **10:01am** [Comment ID: 302] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Module II will specify what satisfies this requirement.

## #055



Posted by **Scott Ball** on **07/07/2024** at **11:02am** [Comment ID: 315] - [Link](#)

*Agree: 0, Disagree: 0*

All transparency requirements should be applied to the front facade only. Note that a building within 3 feet of a interior lot line can not have any openings by fire code- so definitely exclude those.



## DIVISION 2.3. NEIGHBORHOOD SCALE DISTRICTS

062

### Sec. 2.3.1. Summary of Districts

Neighborhood Scale districts are intended to accommodate a range of low-intensity housing options. The housing types and number of units allowed vary by district. Common housing types included single-unit homes and accessory units, cottage courts, house-form plexes, townhouses, and small multi-unit buildings. Some districts allow neighborhood-serving commercial uses that are limited in size and extent. The districts have small to medium lot sizes and moderate lot coverage and are generally in areas within walking distance of neighborhood-serving retail, service, and other commercial uses.

Neighborhood Scale districts are generally intended for areas designated as Conservation-Urban, and some areas designated as Growth-Corridor, in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

NEIGHBORHOOD SCALE DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	DWELLING UNITS (max)	HEIGHT (max)	BUILDING WIDTH (max)
RN1	70'	1 primary unit, 2 accessory units	3 stories / 35'	None
RN2	50'	1 primary unit, 2 accessory units	2.5 stories / 35'	50'
RN3	Existing Range or 25'	1 primary unit, 2 accessory units	2.5 stories / 35'	40'
RN4	40'	1 primary unit, 2 accessory units	2.5 stories / 35'	40'
RN5	50'	2 primary unit, 4 accessory units	2.5 stories / 35'	50'
RN6	Existing Range or 25'	2 primary unit, 4 accessory units	2.5 stories / 35'	40'
RN7	40'	2 primary unit, 4 accessory units	2.5 stories / 35'	40'
RN8	40'	6 units	2 stories / 35'	60'
RN9	40'	12 units	3 stories / 35'	70'
RN10	20'	Unlimited	3 stories / 40'	150'
RN11	20'	Unlimited	4 stories / 52'	150'

## #056

Posted by **Kelly in Edgewood** on **07/02/2024** at **5:14pm** [Comment ID: 215] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -3*

Make this the same as RN5 but with max lot coverage of 50%. Allow up to 2 primary and 4 accessory units, with attached allowed.

Reply by **SiteAdmin** on **07/03/2024** at **11:50am** [Comment ID: 233] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We have noted it on the code pages and will take it into consideration as we develop the revised draft.

## #057

Posted by **Greg Levine** on **07/15/2024** at **6:17pm** [Comment ID: 490] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

An I understanding this correctly, the old r-4, now rn1 and rn2 will now allow 3 buildings on a lot? I hope I am wrong.

Reply by **SiteAdmin** on **07/16/2024** at **10:44am** [Comment ID: 491] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The existing R4 zoning allows multiple buildings on a lot. For example, there can be a house, a garage, a barn, a guesthouse, and/or an ADU today.

## #058

Posted by **Stephanie Salyer** on **07/09/2024** at **9:07pm** [Comment ID: 422] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

4 accessory units is way too much for these lots - how can 50% lot coverage be maintained with a primary unit and 4 adus?

## #059

Posted by **Grace Roth** on **09/10/2024** at **3:43pm** [Comment ID: 516] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

If housing looks like the other housing in the neighborhood, it should NOT be limited in the number of dwelling units. Legalize duplexes and quads and increase the SF maximum for ADUs.

Reply by **SiteAdmin** on **09/11/2024** at **8:58am** [Comment ID: 532] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion.

## #060

Posted by **bh790fxb** on **06/25/2024** at **9:55am** [Comment ID: 187] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

what is the thought behind 2.5 stories vs 3 stories?

If you have a height cap, I am not understanding what 2.5 stories prevents other than standard, and especially modular construction?

Reply by **SiteAdmin** on **06/25/2024** at **1:53pm** [Comment ID: 190] - [Link](#)

*Answer*

*Agree: 0, Disagree: -1*

In the public engagement conducted to-date, many comments expressed concern over the 3-story, flat-roof houses being built across the city. At the same time, many expressed support for reducing side setbacks to match existing patterns. The combination of a maximum 2.5 story house with slightly reduce setbacks seeks to better reflect built patterns. It also provides more predicable development outcomes than current regulations.

## #061

Posted by **Jennifer Frieese** on **06/27/2024** at **6:23am** [Comment ID: 197] - [Link](#)

*Question*

*Agree: 4, Disagree: -1*

Why isn't this also 2.5/35' like all of the other RN categories? 3 full story flat buildings will have a negative impact on all of the R4 neighborhoods. I can't imagine that was the feedback from Morningside, VaHi, Ansley Park etc that they wanted more stacked flats development. Is this a mistake?

Reply by **SiteAdmin** on **07/03/2024** at **4:44pm** [Comment ID: 254] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Because R4 today tends to have larger lots, larger setbacks, and more perimeter landscaping than R4A through R5, we chose to assign it the RH height standards (which are the existing R4 height standard). If there is a desire to lower it from the existing 3 stories to 2.5, we'd love to hear from the community.

Reply by **deLille Anthony** on **07/09/2024** at **4:57pm** [Comment ID: 393] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -1*

Yes, there is the desire to lower it to 2.5 stories!

## #062

Posted by **Eric Kronberg** on **07/04/2024** at **8:33am** [Comment ID: 256] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

So I guess there isn't a way to delete a comment you've posted? WOULD like to retract my comment on neighborhood districts.

Reply by **SiteAdmin** on **07/05/2024** at **5:23pm** [Comment ID: 277] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Your comment has been removed, as requested.

## #063

Posted by **Duane** on **05/31/2024** at **4:29pm** [Comment ID: 57] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: -1*

Why are we limited on uses within neighborhoods? Most neighborhoods in the city are r4 and r5. These areas should allow commercial internally and not just on main roads. There needs to be more mixed use allowed within these neighborhoods

Reply by **SiteAdmin** on **06/27/2024** at **12:46pm** [Comment ID: 200] - [Link](#)

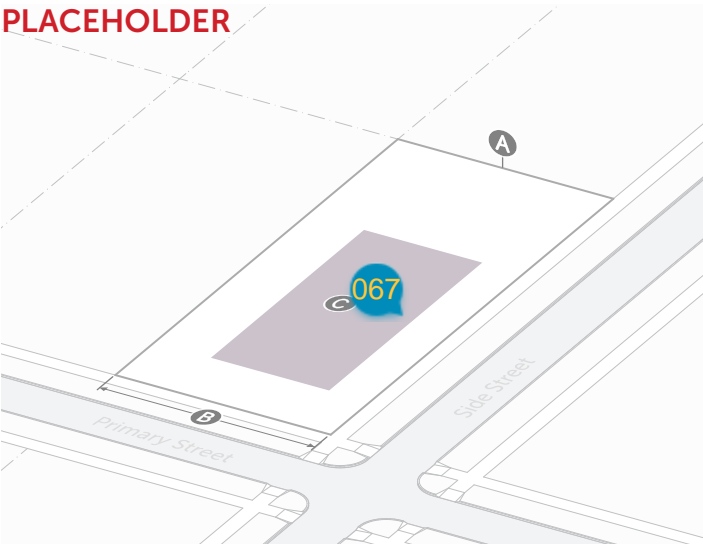
*Answer*

*Agree: 0, Disagree: -1*

The proposed zoning ordinance translates existing districts to a new format but does not significantly change the allowed uses in translated districts. This said, there are several Use Districts that could be combined with R4- or R5-equivalent Form & Frontage standards in the future to maintain a "house" form, while allowing other uses; such a change to the zoning map would be a significantly policy decision that is beyond the one-to-one zoning map translation proposed for Atlanta Zoning 2.0.

SEC. 2.3.2. **RN1** RESIDENTIAL NEIGHBORHOOD 1

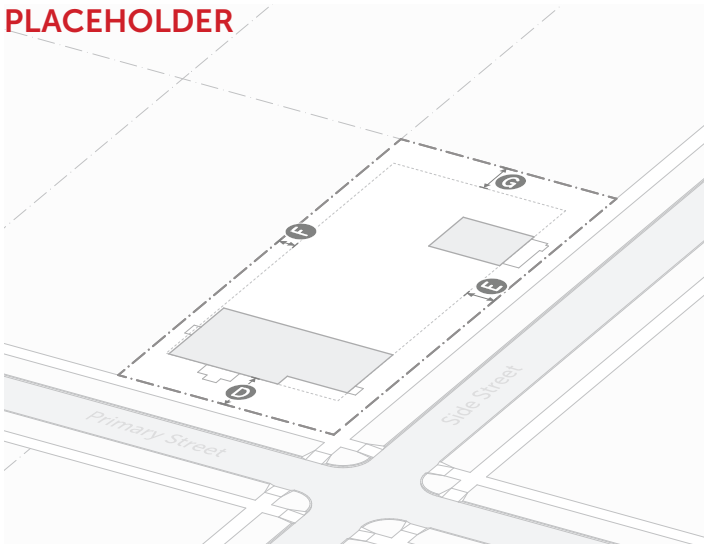
A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	9,000 sf
B Width (min)	70'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1 072
Accessory units	060607073
3. Coverage	Sec. XX.XX.
Building coverage (max)	40%
C Lot coverage (max)	5071
4. Streetscapes	Sec. XX.XX.
Landscape zone 066	Required
Pedestrian walk zone	Required

064

065



5. Building Setbacks 076	Sec. XX.XX.
D Primary street (min)	Fronting Road 079 or 35' 086
E Side street (min)	1082
F Side (min) 074	
One side / cumulative 075	14' 080 089
G Rear / alley (min)	
Primary structure	15'
Accessory structure	081083
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4' 090
Side street yard height (max)	4' 085
Side / rear yard height 077x	6' 084088

## #064

Posted by **Michael Barnett** on **06/11/2024** at **1:53pm** [Comment ID: 128] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Will module 2 introduce maximum sizes for Accessory Units?

I don't want to see us in situations where the primary structure can be equal in size (or only slightly larger) to the accessory structures. I think there should be a clearly codified size difference between primary and accessory for this district. I wasn't a fan of the rigid square footage maximum for ADUs. I thought that the 30% rule afforded better flexibility. I am grateful to see that any accessory structure will count in the FAR.

Reply by **SiteAdmin** on **06/12/2024** at **1:23pm** [Comment ID: 135] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The proposed use standards (see Use Chapter) limit them to 850 SF. As proposed, accessory buildings in NR districts would count towards the overall FAR/floor area. The 30% provision would go away in NR districts.

Several people have commented on the size of the primary unit and the accessory unit. Standards will be proposed in the next draft to distinguish accessory units from duplexes.

## #065

Posted by **deLille** on **09/17/2024** at **7:21am** [Comment ID: 542] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This commenting format doesn't work very well when the posted comments are covering up the data one needs to be able to see in order to comment.

Reply by **SiteAdmin** on **09/17/2024** at **8:07am** [Comment ID: 543] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

You can hide all comments by clicking the icon in the top right corner of the document review panel.

## #066

Posted by **Scott Ball** on **07/07/2024** at **11:25am** [Comment ID: 318] - [Link](#)

*Agree: 0, Disagree: 0*

What department permits work in the landscape and pedestrian walk zone? If that is transportation, which department's requirements govern when they conflict? Does it require a zoning variance when transportation department requirements conflict with zoning? Can tree regulations in the ROW be managed by the arborist rather than the



parks department? Will fiber optic and other utility installers be required to comply with zoning in the ROW? Will the landscape improvements installed require the builder or owner to indemnify and hold harmless the city in perpetuity? If so, does that indemnity need to run with the title and be recorded? Currently when sidewalks/aprons, or other ROW improvements degrade, code allows the owner to let the City do the work at a very low rate and then bill that cost to the owner. Is it a zoning violation to allow ROW improvements to deteriorate?

## #067

Posted by **Philip** on **08/15/2024** at **8:57am** [Comment ID: 502] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Good morning - I am a resident of Garden Hills and own and reside in a property currently classified as R-4. I would like to express my opposition to the proposed changes related to accessory units. Specifically, the proposed changes to the number of ADUs allowed (from 1 to 2) and the changes to the owner occupancy rules for properties with ADUs are most concerning to me. I hope these changes do not go into effect. Thank you for incorporating this feedback into your decision making process.

Reply by **SiteAdmin** on **08/17/2024** at **7:29am** [Comment ID: 507] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for taking the time to share your thoughts.

## #068

Posted by **Philip** on **08/15/2024** at **8:59am** [Comment ID: 503] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Good morning - I am a resident of Garden Hills and own and reside in a property currently classified as R-4. I would like to express my opposition to the proposed changes related to accessory units. Specifically, the proposed changes to the number of ADUs allowed (from 1 to 2) and the changes to the owner occupancy rules for properties with ADUs are most concerning to me. I hope these changes do not go into effect. Thank you for incorporating this feedback into your decision making process.

Reply by **SiteAdmin** on **08/17/2024** at **7:29am** [Comment ID: 506] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for taking the time to share your thoughts.

## #069

Posted by **Christine & Rocco Testani 2630 Birchwood Drive, 30305** on **08/15/2024** at

**7:26pm** [Comment ID: 504] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

We are Garden Hills residents and oppose any change to our current R4 zoning designation and oppose changes to current ADU classification. Thank you for the consideration of our input.

Reply by **SiteAdmin** on **08/17/2024** at **7:28am** [Comment ID: 505] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for taking the time to share your thoughts.

## #070

Posted by **Lisa Gunther** on **07/30/2024** at **9:59am** [Comment ID: 496] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

I am a resident of Garden Hills, and I own a house which is currently zoned R-4. I am opposed to increasing the allowable number of ADUs from one to two. I also oppose lifting the owner occupancy requirement for ADUs.

Reply by **SiteAdmin** on **07/31/2024** at **11:22am** [Comment ID: 499] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take it into consideration as we develop the revised draft.

Per Sec. 29.001 of the existing zoning, there is currently no owner occupancy requirement for ADUs. The only standard is that that ADUs may not be used for short-term rental unless the owner lives on the property. "An accessory dwelling unit may be used as short-term rental provided that the primary property owner resides onsite."

## #071

Posted by **deLille Anthony** on **07/09/2024** at **4:30pm** [Comment ID: 389] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

The current R-4 lot coverage limit is 50%, which results in most all trees being removed, and not enough space for replanted overstory trees to grow to full maturity. If the City is at all serious about preserving tree canopy in residential neighborhoods, this is the time to address lowering the lot coverage percentages.

Reply by **Stephanie Salyer** on **07/09/2024** at **8:44pm** [Comment ID: 416] - [Link](#)

*Agree: 3, Disagree: 0*

100% - and this also helps address watershed, carbon capture, and heat Island effect issues as well.

## #072

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:52pm** [Comment ID: 212] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Allow more units while maintaining max lot coverage of 50%.

Reply by **SiteAdmin** on **07/03/2024** at **11:45am** [Comment ID: 230] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take into consideration as we develop the revised draft.

## #073

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:54pm** [Comment ID: 213] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Allow more units while maintaining max lot coverage of 50%. Allow units to be attached to enable reduction of land disturbance.

Reply by **SiteAdmin** on **07/03/2024** at **11:45am** [Comment ID: 231] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

Thank you for your suggestion. We will take into consideration as we develop the revised draft.

Reply by **Stephanie Salyer** on **07/09/2024** at **8:48pm** [Comment ID: 417] - [Link](#)

*Agree: 2, Disagree: 0*

If an increase to the number of ADUs is being discussed/allowed, we need to also consider if building these units will disturb existing tree canopy. We should ensure our existing tree coverage, especially healthy over story trees are maintained over building additional units.

Reply by **SiteAdmin** on **07/10/2024** at **8:53am** [Comment ID: 440] - [Link](#)

*Answer*

*Agree: 2, Disagree: 0*

Thank you for your comment. One of the proposed changes would allow the (currently allowed) accessory unit to be attached/within the existing structure. This has been proposed to reduce tree impacts. Historically, it was common for an attached accessory unit to occupy a partially exposed basement, such as where the property falls away from the street. This can be seen all across many pre-World War II neighborhoods. In addition, the code is proposing a building coverage standard, which does not currently exist. This will reduce the portion of the lot that can be impacted by foundations.

## #074

Posted by **Jennifer Frieese** on **06/24/2024** at **2:05pm** [Comment ID: 179] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -1*

I think that the 7 ft side setbacks in R4 were very effective to preserve trees and assure that new development does not negatively impact neighboring properties by taking away access to air and light. We are still talking about single family homes on 9,000 sf lots. The Variance process is available for hardship lots .

Reply by **SiteAdmin** on **06/25/2024** at **1:57pm** [Comment ID: 191] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take it into consideration as we develop the next draft.

## #075

Posted by **Patrick Ford** on **05/22/2024** at **4:22pm** [Comment ID: 9] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

How exactly is a cumulative minimum side setback calculated?

Reply by **SiteAdmin** on **05/22/2024** at **4:35pm** [Comment ID: 11] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

It is the sum of the actual setback on both sides. For example, 5 feet on the left side plus 5 feet on the right side equals 10 feet cumulatively. Similarly, 7 feet on the left side plus 10 feet on the right side equals 17 feet cumulatively.

## #076

Posted by **Kelly in Edgewood** on **07/02/2024** at **5:09pm** [Comment ID: 214] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Reduce setbacks in this district as long as critical root zones of trees are protected and lot coverage max is maintained, along with safety codes such as fire code.

Reply by **SiteAdmin** on **07/03/2024** at **11:48am** [Comment ID: 232] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take into consideration as we develop the revised draft.

## #077

Posted by **Brian Keele** on **07/08/2024** at **3:43pm** [Comment ID: 350] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: 0*

Agreed on the 6' height being too low for rear/side fences. Other municipalities allow 7' or 8', which affords substantially more privacy and security than a 6' fence.

Reply by **SiteAdmin** on **07/09/2024** at **10:13am** [Comment ID: 369] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your feedback. We will take it into consideration as we develop the revised draft.

## #078

Posted by **Paul McMurray** on **06/02/2024** at **10:33am** [Comment ID: 84] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Where are minimum parking requirements described for:

1. Residential Neighborhood districts inside and outside the Beltline Overlay.
2. Commercial Districts (what are they in this code) Districts inside and outside the Beltline Overlay?

Reply by **SiteAdmin** on **06/03/2024** at **10:48am** [Comment ID: 85] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Parking requirements will be part of Module II and will be unveiled on September 30th. Please let us know if you have specific ideas about parking by emailing [atlzoning2@atlantaga.gov](mailto:atlzoning2@atlantaga.gov). Thanks!

## #079

Posted by **builder** on **06/14/2024** at **1:52pm** [Comment ID: 149] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Is "existing range" intended to be more or less restrictive than the 35 feet?

Reply by **SiteAdmin** on **06/15/2024** at **9:30am** [Comment ID: 153] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

It depends. If the existing front setback range of adjacent houses is 40 to 60 ft, then the front of the house would have to be between 40 and 60 feet. If the range was 15 to 25 feet, then it would have to be between 15 and 25 feet. The only time 35 would come into play was if there were no adjacent houses, such as along a new subdivision street.

## #080

Posted by **CAROL HOLLIDAY** on **06/16/2024** at **9:45am** [Comment ID: 157] - [Link](#)

Agree: 1, Disagree: -1

Has any consideration been given to scale in automatically allowing the set back to be the same as the "as built" environment? Often, the existing as built environment is composed of significantly smaller scale structures than the new structures.

Reply by **SiteAdmin** on **06/17/2024** at **10:24am** [Comment ID: 158] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes. This is in the proposed draft as "existing range." The idea is that, on a block where every house has a front setback between 15 and 20 feet, a new house would be REQUIRED to have its front facade between 15 and 20 feet.

## #081

Posted by **Lisa Gunther** on **07/30/2024** at **10:00am** [Comment ID: 497] - [Link](#)

Suggestion

Agree: 0, Disagree: -1

All structures should have the same set back of 15 ft.

Reply by **SiteAdmin** on **07/31/2024** at **11:15am** [Comment ID: 498] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion. We will take it into consideration as we develop the revised draft.

## #082

Posted by **Eric Kronberg** on **07/04/2024** at **8:36am** [Comment ID: 257] - [Link](#)

Agree: 2, Disagree: -1

side street setbacks (formerly half front yards) should tighten up further to 10'. This concept always wrongly assumed that corner lots would somehow have greater lot width than midblock lots, which is rarely the case.

## #083

Posted by **deLille Anthony** on **07/09/2024** at **4:39pm** [Comment ID: 390] - [Link](#)

Suggestion

Agree: 0, Disagree: -2

Reducing the rear yard setback from 15 to 10 feet increases the buildable area and causes a greater loss of trees. Please move back to the original 15 feet, or better yet, increase the rear yard setback to 20 feet so that we can preserve more trees.

## #084

Posted by **Michael Barnett** on **06/11/2024** at **1:26pm** [Comment ID: 127] - [Link](#)

Suggestion

Agree: 4, Disagree: 0

Why do we use the 6' metric for privacy fences? For privacy 6' honestly seems low. I'm 6'5 so I can easily see over a privacy fence into my neighbors' yards. If there isn't a fire safety concern, maybe we could increase the maximum to 8'? Many people come back after a fence is built and add a trellis element on top of the 6' fence to increase the height.

Reply by **SiteAdmin** on **06/12/2024** at **1:45pm** [Comment ID: 136] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. We will take it into consideration as we prepare the next draft.

Reply by **deLille Anthony** on **07/09/2024** at **4:53pm** [Comment ID: 392] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I've noticed many people just go ahead and build a backyard 8' fence, which looks very strange for the next door neighbor who built their fence only 6' high, and now have a fence two feet higher on one side of their yard. Given that backyard fences are often used for privacy, consider raising the height, particularly when a fenced yard is downhill from the adjacent neighbor.

## #085

Posted by **bh790fxb** on **06/25/2024** at **10:02am** [Comment ID: 188] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I am not understanding why there is a 4' max on sidestreet but 6; on side yard. If sight distance is a concern, that should already be addressed elsewhere in the code, nor should fences enclose ROW.

If you have a large Dog and can put 6' privacy fence on 3 sides of your yard but can only do 4' on one side because it happens to be a corner lot, the fence becomes useless. please reconsider the 4' max height for fences on side streets, or find an alternate method to allow the standard 6' privacy fence around the entire perimeter of the backyard.

Reply by **SiteAdmin** on **06/25/2024** at **1:46pm** [Comment ID: 189] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This is a current requirement of Sec. 16-28.008(5) that applies citywide. We will take your comment into consideration as we prepare the next draft.

## #086

Posted by **Jennifer Friese** on **06/24/2024** at **1:54pm** [Comment ID: 176] - [Link](#)

*Question*

*Agree: 0, Disagree: -1*

Is there a way to exclude Block Buster development (ie something that could not

have been placed where it is if Existing Range were in effect) from the two lot on either side comparison?

Reply by **SiteAdmin** on **06/25/2024** at **2:00pm** [Comment ID: 192] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

We are unsure what you are asking. Are you asking if, hypothetically, a developer bought up a whole block and proposed all new houses, could the code require them to match the (original) setback?

## #087

Posted by **Paul C. McMurray** on **05/29/2024** at **6:27am** [Comment ID: 43] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

RN1 and RN2 appear to be current R4 and R4A zoning classifications.

Both are allowed to have 2 accessory unit of 850 Sq. Ft. My questions are:

1. Can both the Primary and Accessory Units be multi-storied?
2. Is lot coverage the same thing a FAR? Where is the Far associated with RN1 or RN2 explicitly stated.
3. Can the 2 accessory units be attached to the Primary unit?
4. Is the reason why 2 accessory units are allowed because the approximate Sum of the Floor Areas of the Primary Unit + 2 Accessory Units is likely to be the FAR((50% of Lot Size) of RN1 or RN2.
5. Why are 2 accessory units in RN1 and RN2 allowed when the current zoning classifications of R4 and R4B did not allow it.
6. Why are 2 accessory units allows in Neighborhood districts but are not allowed in Housing districts where the lots are larger.
7. In recent Habitat Zoning Reform meeting, Caleb mentioned that neighborhood could characterize themselves as 'Ranch' styled neighborhoods standards. Has the 'Ranch' neighborhood standard been published anywhere and could this designation be used to restrict the number of accessory units on a lot? Where or When will Ranch styles neighborhood standards be published?

Reply by **SiteAdmin** on **05/29/2024** at **2:58pm** [Comment ID: 47] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 1. Can both the Primary and Accessory Units be multi-storied?

ANSWER 1. Yes. Please refer to Building Standards/Massing/Building Height.

Reply by **SiteAdmin** on **05/29/2024** at **2:59pm** [Comment ID: 48] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 2. Is lot coverage the same thing a FAR? Where is the Far associated with RN1 or RN2 explicitly stated.

ANSWER 2. No, they are different. Floor Area Ratio (FAR) is the ratio of the



total floor area of all buildings on a lot to the total area of the lot. The FAR is multiplied by the lot area to determine the allowable floor area. Lot coverage is the percentage of lot area covered by buildings, structures, and other impervious surfaces such as plazas, driveways, and parking lots. These standards will be codified in Module 2 based on the below boards:  
[https://atlzoning.com/wp-content/uploads/2024/04/ATL2\\_Module1\\_Boards\\_FIN\\_AL.pdf](https://atlzoning.com/wp-content/uploads/2024/04/ATL2_Module1_Boards_FIN_AL.pdf)

Reply by **SiteAdmin** on **05/29/2024** at **3:27pm** [Comment ID: 49] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

QUESTION 3. Can the 2 accessory units be attached to the Primary unit?

ANSWER 3. One or both accessory units could be attached or detached. The current codes call “accessory structures” either “accessory dwelling unit” or “guest houses, servant quarters, or lodging facilities for caretakers or watchmen.” Currently, accessory dwelling units and guest houses, servant quarters, or lodging facilities for caretakers or watchmen are detached. The proposal is to allow an accessory unit to be attached in order to reduce negative impacts on the tree canopy and stormwater runoff.

Reply by **SiteAdmin** on **05/29/2024** at **3:28pm** [Comment ID: 50] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 4. Is the reason why 2 accessory units are allowed because the approximate Sum of the Floor Areas of the Primary Unit + 2 Accessory Units is likely to be the FAR((50% of Lot Size) of RN1 or RN2.

ANSWER 4. Allowing two accessory units is proposed because a typical lot zoned R4 (RN1) or R-4A (RN2) is allowed at least two accessory units today. The current code limits the number of “accessory dwelling units” to one but does not limit the number of “guest houses, servant quarters, or lodging facilities for caretakers or watchmen” – the total area of these is only limited to 30% of the primary house floor area. The proposed change would eliminate the 30% primary house standard and count any accessory units towards the allowed floor area and lot coverage. A property owner will need to determine if the floor area should be used for just a primary unit or for the primary and accessory units. If the primary unit uses up all the allowed floor area, there would be no additional floor area for even one accessory unit.

Reply by **SiteAdmin** on **05/29/2024** at **3:30pm** [Comment ID: 52] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 6. Why are 2 accessory units allowed in Neighborhood districts but are not allowed in Housing districts where the lots are larger.

ANSWER 6. These differences are already in the current code. House Scale Districts are R1-R3, which only allow “guest houses,

servant quarters, or lodging facilities for caretakers or watchmen.” Neighborhood Scale Districts allow accessory dwellings units and guest houses, servant quarters, or lodging facilities for caretakers or watchmen.”

Reply by **SiteAdmin** on **05/29/2024** at **3:29pm** [Comment ID: 51] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 5. Why are 2 accessory units in RN1 and RN2 allowed when the current zoning classifications of R4 and R4B did not allow it.

ANSWER 5. Please refer to #4 above.

Reply by **SiteAdmin** on **05/29/2024** at **3:31pm** [Comment ID: 53] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

QUESTION 7. In recent Habitat Zoning Reform meeting, Caleb mentioned that neighborhood could characterize themselves as 'Ranch' styled neighborhoods standards. Has the 'Ranch' neighborhood standard been published anywhere and could this designation be used to restrict the number of accessory units on a lot? Where or When will Ranch styles neighborhood standards be published?

ANSWER 7. RC1 and RC2 have been created to achieve this. There are typos in the current code, but in the next draft, RC1 will be identical to RH5 (R3), except for building height. RC2 will be identical to RN1 (R-4), except for building height. These districts are being created to ensure height compatibility in many “ranch” neighborhoods but would not change the number of accessory units allowed from the current number in R3 and R4.

## #088

Posted by **Wendy Kirkpatrick** on **07/03/2024** at **1:40pm** [Comment ID: 249] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Is there a provision for taller fences when zoning changes between two properties? For example, where single-family residential abuts multi-family or mixed use zoning, could the fence be taller; perhaps 8' or more?

Reply by **SiteAdmin** on **07/05/2024** at **6:40pm** [Comment ID: 290] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take this into consideration as we develop the next draft.

## #089

Posted by **Michael Barnett** on **06/11/2024** at **1:20pm** [Comment ID: 126] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

As we think about infill in existing neighborhoods, many existing homes may have only a 3' side setback. If we imagine a new infill structure with a 4' set back, that leaves only 7' between structures. I wonder if a minimum separation between structures is a necessary metric.

The building code generally uses 5' as the distance from the property line. At less than 5' the fire rating of the wall changes and there are limits on the number (percentage) of openings. In the spirit of making the code easier to use for everyone, 5' might be a better number as the minimum.

Reply by **SiteAdmin** on **06/12/2024** at **1:49pm** [Comment ID: 137] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Three feet matches the built setbacks in many R4A neighborhoods and is currently frequently authorized through variances by the BZA. In all cases, such construction must conform to building code with regard to fire rating and openings. This will continue to be the case.

Reply by **Jennifer Friese** on **06/27/2024** at **6:28am** [Comment ID: 198] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: -1*

But R4 neighborhoods currently have 7' side setbacks. 14' between two big houses is still really close. I would hate to be the house sandwiched between two houses that are 4' from their property line. Changing the side setback to allow 4' on one side will be also be a detriment to our tree canopy.

## #090

Posted by **Michael Barnett** on **06/11/2024** at **2:09pm** [Comment ID: 130] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

I think it's important to be very thoughtful here. I believe that in the current code the limit applies only within the front yard setback. Outside of the setback, the wall is theoretically limitless allowing for a fully enclosed entry court, which is different from the Forecourt described elsewhere with low walls allowing an unobstructed view from the street to the front door.

## #091

Posted by **Paul McMurray** on **05/30/2024** at **6:32am** [Comment ID: 55] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

1. Why is the owner in a Housing District property required to live in either the Primary Residence or in the guest unit but in the Residential Districts the owner is not required to live in either the Primary Residence or the Auxiliary Units. I think the principal that the owner live on the property if Auxiliary Units are built would keep auxiliary units Neighborhood District from being added on just to increase cash flow

for the non-resident Absentee Landlord class which often dominate and affect the quality of life in moderate income Black neighborhoods.

Reply by **SiteAdmin** on **06/12/2024** at **1:49pm** [Comment ID: 138] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. We will take it into consideration as we prepare the next draft.

## #092

Posted by **Paul McMurray** on **05/30/2024** at **6:37am** [Comment ID: 56] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

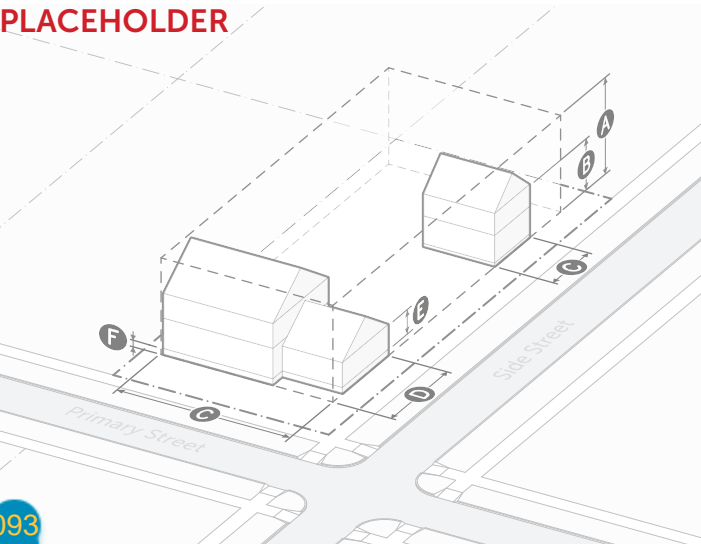
1. Why is the owner in a Housing District property required to live in either the Primary Residence or in the guest unit but in the Neighborhood Districts the owner is not required to live in either the Primary Residence or the Auxiliary Units. I think the principle that the owner lives in a unit the property if Auxiliary Units are built would keep auxiliary units in Neighborhood District from being added just to increase cash flow for the non-resident Absentee Landlord class The Absentee Landlord class often dominate and affect the quality of life in moderate income Black neighborhoods.

EXISTING DISTRICTS:

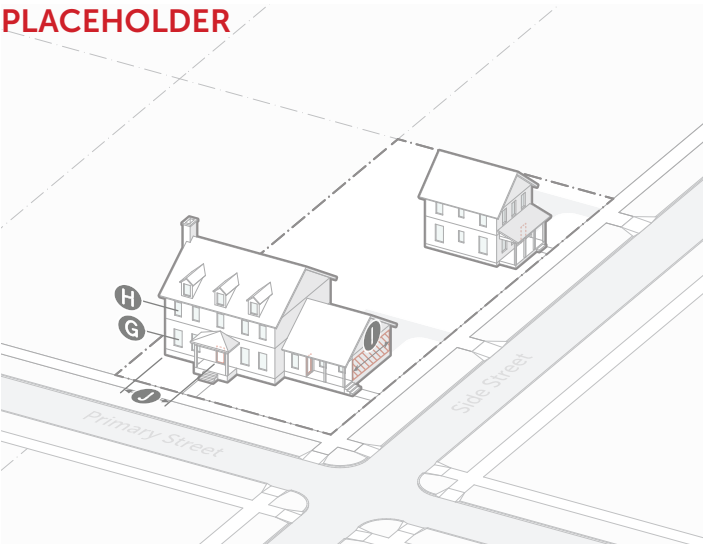
R-4

# RN1 RESIDENTIAL NEIGHBORHOOD 1

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	0.5 NLA
A Building height (max stories/feet)	
Primary structure	095 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX.
094 Ground story elevation (min/max)	0' / 4'



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
G Ground story (min)	20'099	15%
H Upper story (min)	10%	10%
I Blank wall width (max)096	20'	20'
4. Doors	Sec. XX.XX.	
J Entry spacing (max)097	098	None
Entry feature	Porch* Raised Entry* Forecourt	100

## #093

Posted by **Michael Barnett** on **06/11/2024** at **1:59pm** [Comment ID: 129] - [Link](#)

*Question*

*Agree: 1, Disagree: -1*

Will there be provisions that require the primary structure to be located in front of the accessory structure?

In this district, I do not like the idea of an accessory structure along the street frontage and the larger (?) primary structure behind it.

Reply by **SiteAdmin** on **06/12/2024** at **7:13am** [Comment ID: 134] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

Yes. Module II will included standards for accessory structure placement. It will incorporate current rules that allow a few accessory structures, such as fences, to be in the front yard, but requires most to be in the rear yard.

## #094

Posted by **CAROL HOLLIDAY** on **06/15/2024** at **8:26am** [Comment ID: 151] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

How is ground story elevation measured?

Reply by **SiteAdmin** on **06/15/2024** at **9:42am** [Comment ID: 154] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Details on how to measure the "ground story" will be contained in Module II, which will be released on 9/30/24. This will include how to measure it when a building has multiple "ground stories," such as along a steep street where the floors "step" with the grade.

## #095

Posted by **Jennifer Frieese** on **06/27/2024** at **6:31am** [Comment ID: 199] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: -2*

This should be 2.5 stories/35' like the other RN categories. Allowing 3 full stories will encourage 3 story flat roofed buildings that are way out of scale and massing compared to the existing 2.5, 2 and 1 story houses that are in R4 neighborhoods.

Reply by **SiteAdmin** on **06/27/2024** at **12:47pm** [Comment ID: 201] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. We will take it into consideration as we develop the next draft.

## #096

Posted by **Brian Keele** on **07/08/2024** at **3:54pm** [Comment ID: 352] - [Link](#)

Agree: 0, Disagree: 0

This will require openings be placed in foundation walls??? WHY???

Reply by **SiteAdmin** on **07/09/2024** at **10:14am** [Comment ID: 370] - [Link](#)

Answer

Agree: 0, Disagree: 0

Foundations are exempt. This will be specified in Module II.

## #097

Posted by **Michael Barnett** on **06/11/2024** at **2:20pm** [Comment ID: 131] - [Link](#)

Question

Agree: 0, Disagree: 0

If a house was 49'-6" wide an door would not be required?

Essentially there would not have to be a "front door" facing the street?

If we think about a neighborhood that was built to the code minimums, for a minimum lot width of 70' with 14' of required side setbacks we are talking about a maximum 56' of buildable frontage. If I shaved 7' off that, could I develop a neighborhood without any doors facing the street?

If a house were 100' wide (unlikely but possible) 2 doors would be required?

Reply by **SiteAdmin** on **06/12/2024** at **7:09am** [Comment ID: 132] - [Link](#)

Answer

Agree: 0, Disagree: 0

The next draft will remove the numeric spacing and simply state that each building must have at least one entry facing the street to improve clarity.

## #098

Posted by **Jessica Hill** on **05/26/2024** at **4:13pm** [Comment ID: 39] - [Link](#)

Question

Agree: 0, Disagree: 0

Does this only apply if there is more than one door facing the street? Or is the intent to require centering of the front door?

Reply by **SiteAdmin** on **06/12/2024** at **7:10am** [Comment ID: 133] - [Link](#)

Answer

Agree: 0, Disagree: 0

The entry is not required to be centered. The next draft will remove the numeric spacing and simply state that each building must have at least one entry facing the street to improve clarity.

## #099

Posted by **Brian Keele** on **07/08/2024** at **3:53pm** [Comment ID: 351] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Why is this being dictated by the City? We are not talking about suburban gated communities - this is a thriving modern city that needs DIVERSITY in its built environment, not the cookie-cutter results that invariably come from over-reaching architectural controls.

Reply by **SiteAdmin** on **07/09/2024** at **10:18am** [Comment ID: 371] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your feedback. We will take it into consideration as we develop the next draft.

## #100

Posted by **Patrick Ford** on **05/22/2024** at **4:26pm** [Comment ID: 10] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

The formatting isn't clear -- are the entry features required on both the primary and accessory structures or only the primary one, with the words wrapping under the accessory column. Recommending some clarification on that.

Reply by **SiteAdmin** on **05/24/2024** at **3:49pm** [Comment ID: 33] - [Link](#)

*Answer*

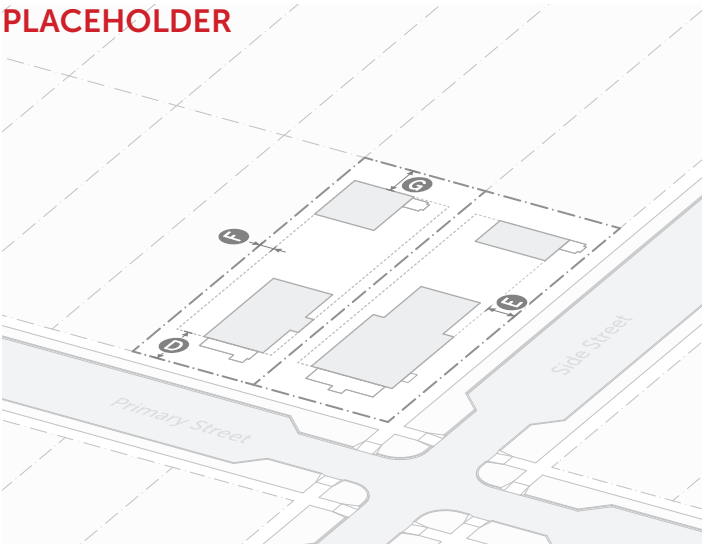
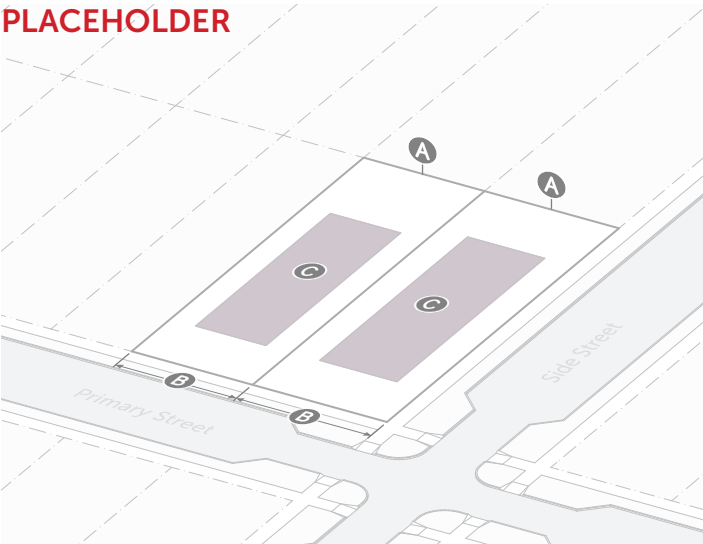
*Agree: 0, Disagree: 0*

Entry features will only required when an entry is used to meet the Entry spacing requirement (on the line above) - this requirement applies to any street-facing facade (a facade generally parallel to a street and within 50 ft. of that street) whether it is a primary or an accessory unit. Since there is no requirement for Entry spacing on side streets in this district, an Entry feature is not required on a facade that faces a side street.



SEC. 2.3.3. **RN2** RESIDENTIAL NEIGHBORHOOD 2

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	103 7,500 sf
B Width (min)	
Front access	50'
Side or rear access	35'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1 111
Accessory units	101 105 106 108 110
3. Coverage	Sec. XX.XX.
Building coverage (max)	45%
C Lot coverage (max)	102 106 109
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	107 Required

5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range 113 30'
E Side street (min)	5'
F Side (min)	
One side / cumulative	3' / 10'
G Rear / alley (min)	
Primary structure	10'
Accessory structure	4'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	112 4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #101

Posted by **Paul McMurray** on **06/05/2024** at **6:39am** [Comment ID: 96] - [Link](#)

*Question*

*Agree: 1, Disagree: -2*

Why are only Accessory Units allowed in the Residential Neighborhood District and only Guest Units allowed in the Residential Housing Districts? Since the owner of the property is required to reside in the Primary or Guest Units, It is unlikely that these properties will be targeted by the Absentee Investor class and made rental properties.

Therefore I question by ADU's (2 not 1) are only allowed in the Residential Neighborhood District. Why is that? Given the 2 ADU at 850 sq. ft. could yield 1 Guest House 1700 sq. ft, It would be a good idea to remove ADU's from the Residential Neighborhood Districts and allow only 1 Guest House in those districts. It is a good idea to do this because then of a Residential Neighborhood property would then have to live in either the primary residence or the Guest House just as they have to in the Residential Housing Districts. This would limit the ability of the Absentee Investment Class to control of neighborhoods especially moderate income black neighborhoods.

## #102

Posted by **Stephanie Salyer** on **07/09/2024** at **8:34pm** [Comment ID: 413] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -2*

Please maintain the 50% lot coverage that currently exists so that runoff is not exacerbated in the city. The current watershed policy is not enough as it only makes land owners build infrastructure to address watershed for the first inch of rain. Additionally any adus built on the property need to be included in that 50% coverage amount to address these issues as well.

## #103

Posted by **Grace Roth** on **09/10/2024** at **3:48pm** [Comment ID: 517] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Has analysis been done of how many nonconforming lots would exist? Thinking of older, interior neighborhoods where entire blocks of lots are <7500 SF.

Reply by **SiteAdmin** on **09/11/2024** at **8:57am** [Comment ID: 530] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Yes. There should be no change from the current number of nonconforming lots because these are conversions of existing districts. See below:  
[https://atlzoning.com/wp-content/uploads/2021/07/1\\_City-Scale.pdf](https://atlzoning.com/wp-content/uploads/2021/07/1_City-Scale.pdf)

You can review all the analyses below:  
<https://atlzoning.com/explore-and-learn/>

## #104

Posted by **DSol** on **07/09/2024** at **7:23pm** [Comment ID: 402] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

I would be more comfortable if this was 50% since the lots are so small at .18 acres only

## #105

Posted by **DSol** on **07/09/2024** at **7:19pm** [Comment ID: 400] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: -1*

These are R4a conversions to RN2 are tiny, tiny lots. 2 ADUs will mean grading 100% of the lot which of course kills all trees, both on the lot and on neighbor's lot lines.

Can we please consider limiting these tiny lots to 1 ADU??

## #106

Posted by **10rk4** on **07/13/2024** at **1:14pm** [Comment ID: 451] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: 0*

These coverage requirements are overly restrictive for these small lots. For properties that do not have on-street parking, the simultaneous requirements to set garages back by minimum distances mean that garages must be at the back of properties along long driveways. This means that a substantial portion of the lot is unavoidably covered. For a 50'x150' lot, parking and driveway takes up a minimum of 1680 sqft, which is more than 20%, leaving only 2445 sqft for other impervious surfaces. This should be turned into a requirement on the capacity to manage rainwater, addressable through water tanks, detention ponds, and pervious hard surfaces, and extending credit for things like green roofs. Either that, or the prohibition on front facing garages should be removed and front setbacks redefined to exclude parking surfaces so that the need for long driveways can be alleviated.

Reply by **Georgi** on **09/23/2024** at **11:02pm** [Comment ID: 544] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

100% agree with this - can we approach this with the 'end in mind'?

## #107

Posted by **Stephanie Salyer** on **07/09/2024** at **8:38pm** [Comment ID: 414] - [Link](#)

*Question*

Agree: 1, Disagree: 0

How is this going to be enforced? Is maintaining a side walk the responsibility of the city or the home owner?

## #108

Posted by **Louisa** on **06/04/2024** at **1:43pm** [Comment ID: 94] - [Link](#)

Agree: 1, Disagree: 0

What about guest unit?

## #109

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:43pm** [Comment ID: 210] - [Link](#)

*Suggestion*

Agree: 0, Disagree: 0

Decrease lot coverage to 50% but allow more units.

Reply by **SiteAdmin** on **07/03/2024** at **11:45am** [Comment ID: 228] - [Link](#)

*Answer*

Agree: 0, Disagree: 0

Thank you for your suggestion. We will take into consideration as we develop the revised draft.

Reply by **Nick Platek** on **07/09/2024** at **11:25am** [Comment ID: 373] - [Link](#)

*Suggestion*

Agree: 1, Disagree: -1

PLEASE increase lot coverage ratio to 60%. There are many small lots in the city that back up to greenspace. Greenspace does not count towards the lot, thus making it hard for the ratio to be achieved when building a house on a small lot. Sub1/4 acer.

Reply by **DSol** on **07/11/2024** at **7:48am** [Comment ID: 446] - [Link](#)

*Suggestion*

Agree: 0, Disagree: 0

I think 50% makes sense for the character of the neighborhood.

## #110

Posted by **Louisa** on **06/04/2024** at **1:44pm** [Comment ID: 95] - [Link](#)

Agree: 0, Disagree: 0

Are we going to add a definition for cooking facilities for guest units and accessory units?

## #111

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:47pm** [Comment ID: 211] - [Link](#)

*Suggestion*

Agree: 2, Disagree: 0

Allow more units while maintaining max lot coverage of 50%.

Reply by **SiteAdmin** on **07/03/2024** at **11:45am** [Comment ID: 229] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion. We will take into consideration as we develop the revised draft.

## #112

Posted by **Georgi** on **09/23/2024** at **11:04pm** [Comment ID: 545] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Does the 4' height restriction allow for a box hedge in a 4' high planter, for example? Ideally it should, especially along a primary street to reduce noise and capture particulates.

## #113

Posted by **Georgi** on **09/23/2024** at **11:12pm** [Comment ID: 548] - [Link](#)

Question

Agree: 0, Disagree: 0

Honestly just curious - why such massive front yards?

Reply by **SiteAdmin** on **09/25/2024** at **7:52am** [Comment ID: 552] - [Link](#)

Answer

Agree: 0, Disagree: 0

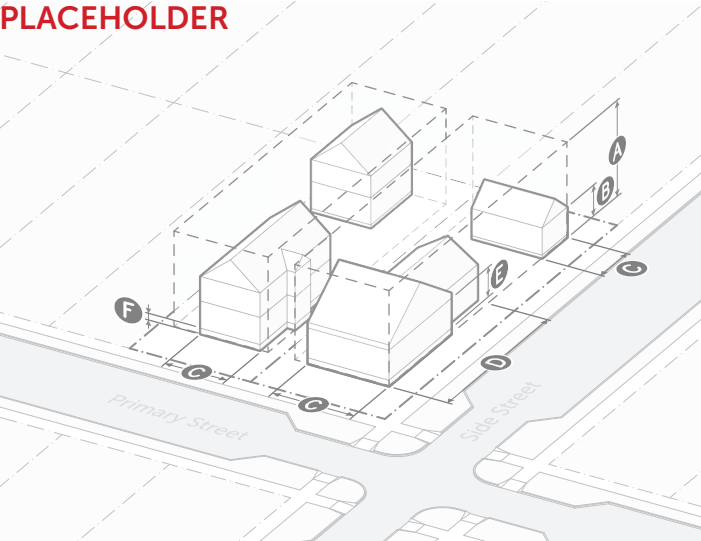
The 30-foot front-yard setbacks has been codified in this district since at least 1982. The new code would allow a shallower setback where that is the prevailing built pattern on the street, in order to match existing patterns.

EXISTING DISTRICTS:  
R-4A

RN2 RESIDENTIAL NEIGHBORHOOD 2

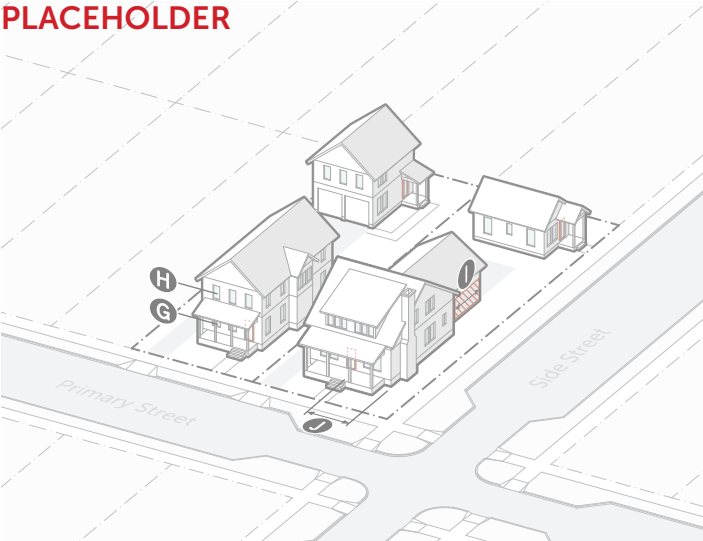
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.55 NLA
A Building height (max stories/feet)	
Primary structure	2.5 stories / 114' 116' 117' 115'
Accessory structure	2 stories / 25'
B Side wall height (max)	28'
Building width (max)	
C Primary street	115'
D Side street	80'
2. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
4. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	None
Entry feature	Porch* Raised Entry* Forecourt	

## #114

Posted by **Grace Roth** on **09/10/2024** at **3:51pm** [Comment ID: 518] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Does this plan contemplate lot subdivision so a property owner could sell accessory units fee simple? Otherwise, I would be concerned that increasing density but not increasing ownership opportunity would increase the wealth gap.

Reply by **SiteAdmin** on **09/11/2024** at **9:00am** [Comment ID: 533] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The ability to subdivide lots would remain unchanged in what are currently R-1 through R-5 districts. No subdivision of secondary/accessory units would be allowed.

## #115

Posted by **Andrew** on **05/29/2024** at **10:23am** [Comment ID: 44] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Why have min. building width equal to min. lot width? This implies that the setbacks don't apply.

This applies to the other similar cases in RN categories

Reply by **SiteAdmin** on **05/29/2024** at **6:17pm** [Comment ID: 54] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

We recognize that this seems odd, but the reason for it is that many existing lots are wider than the minimum width required by the zoning. This standard provides a maximum building width on these wider lots. On conforming or nonconforming lots (i.e. lots 50 ft. wide or narrower) the lot width and setbacks control the building width.

## #116

Posted by **Georgi** on **09/23/2024** at **11:10pm** [Comment ID: 547] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Does this zoning also apply to Historic districts?

Reply by **SiteAdmin** on **09/25/2024** at **7:49am** [Comment ID: 551] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

It would only apply in historic districts that currently retain their underlying zoning, such as in the West End. It would not apply in historic districts that do

not retain underlying zoning (e.g., Poncey-Highland). However, standards of historic districts will continue to supersede any underlying zoning with regard to height, massing, setbacks, etc.

## #117

Posted by **Georgi** on **09/23/2024** at **11:08pm** [Comment ID: 546] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

It seems that there is a 5' reduction in max building height - why is that?

Reply by **SiteAdmin** on **09/25/2024** at **7:45am** [Comment ID: 550] - [Link](#)

*Answer*

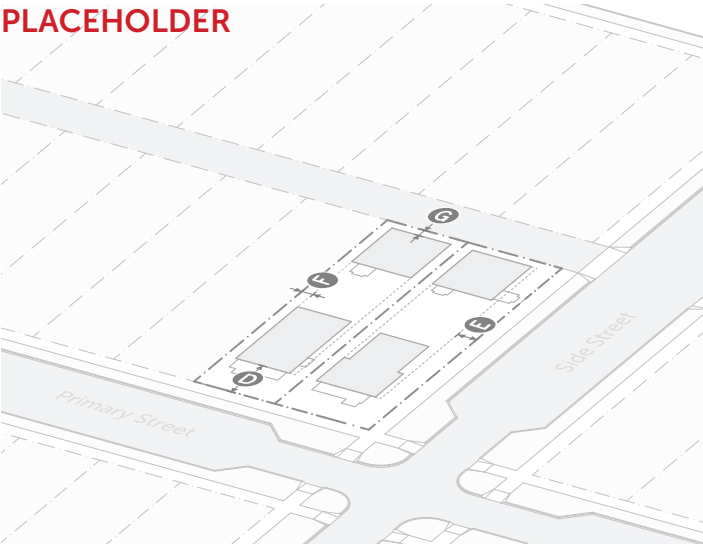
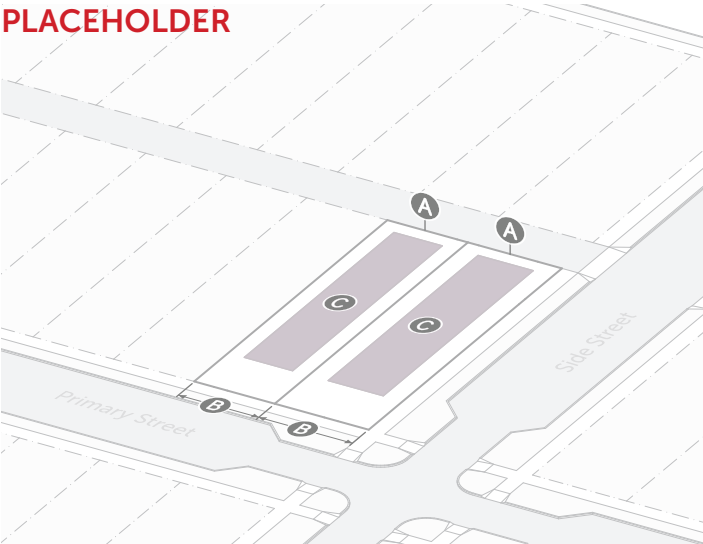
*Agree: 0, Disagree: 0*

There is no change. The maximum height limit today is 35 feet.



SEC. 2.3.4. **RN3** RESIDENTIAL NEIGHBORHOOD 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	5,000 sf
B Width (min)	Existing Range or 25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	1
Accessory units	2
3. Coverage	Sec. XX.XX.
C Building coverage (max)	60%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

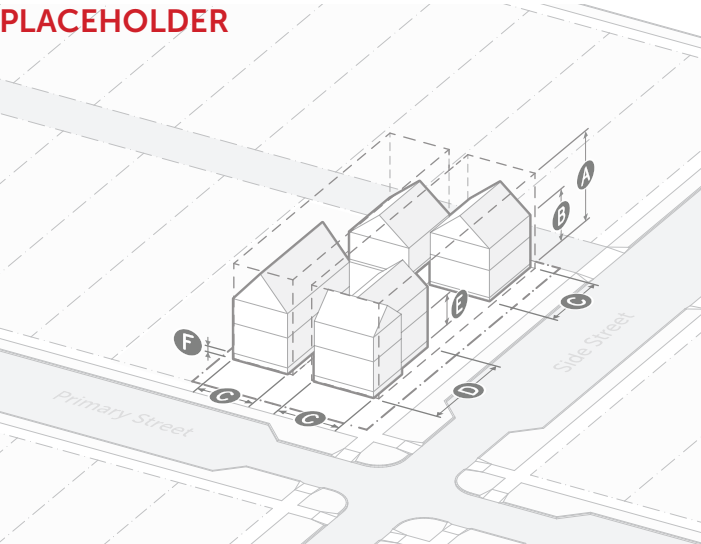
5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range or 20'
E Side street (min)	5'
F Side (min)	
Up to 40' wide	3'
Above 40' wide (One side / cumulative)	3' / 10'
G Rear / alley (min)	
Primary structure	7'
Accessory structure	4'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
Some SPIs

RN3 RESIDENTIAL NEIGHBORHOOD 3

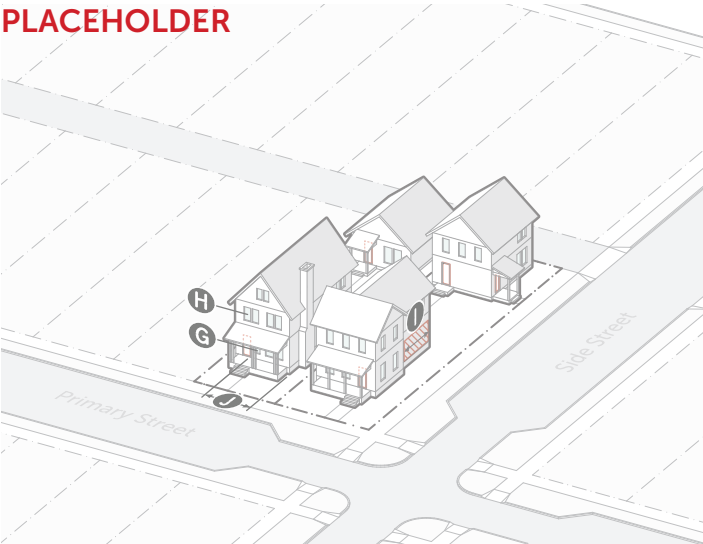
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.6 NLA
A Building height (max stories/feet)	
Primary structure	2.5 stories / 35'
Accessory structure	2 stories / 25'
B Side wall height (max)	28'
Building width (max)	
C Primary street	40'
D Side street	70'
2. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
4. Doors	Sec. XX.XX.	
J Entry spacing (max)	30'	None
Entry feature	Porch* Raised Entry* Forecourt	

## #118

Posted by **Scott Ball** on **07/06/2024** at **11:24am** [Comment ID: 297] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Regulating side wall height is going to be problematic in general. How do gables and dormers fit into this? Many traditional house types turn the gable to the side- in those instances is the front facade a "side wall". Building code considers all exterior walls to be supporting the roof, so that complicates the definition you are proposing. If you are regulating the heights of stories and you are doing so by the 1/2 story (that will inevitably be a difficult definition), then the side wall height is necessary.

## #119

Posted by **cara cummins** on **06/24/2024** at **10:46am** [Comment ID: 164] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

The front door facing the street is ridiculous. We have designed many homes intown atlanta, with front doors not facing the street. To open the front door, to allow a line of site into the interior of the home causes a security issue.

Reply by **SiteAdmin** on **06/25/2024** at **3:29pm** [Comment ID: 195] - [Link](#)

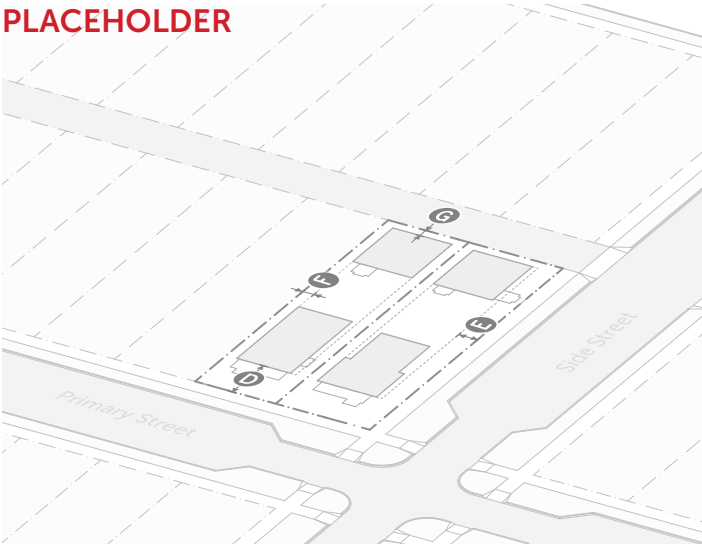
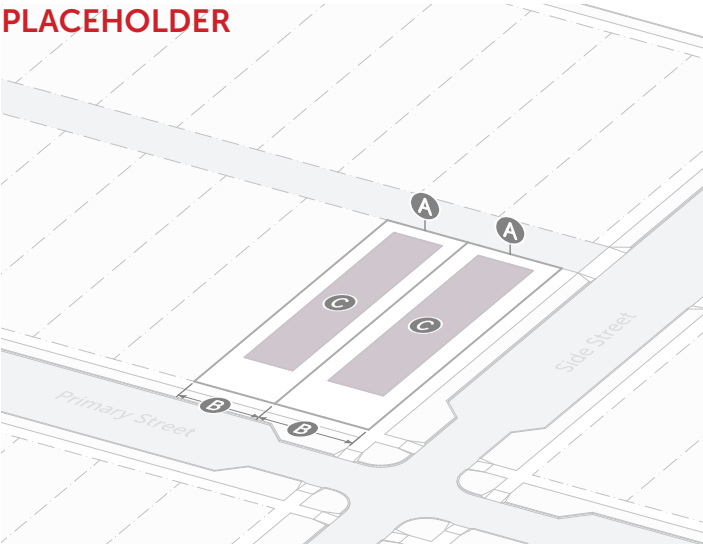
*Answer*

*Agree: 0, Disagree: 0*

A front door is already required in all existing districts that convert to RN (the existing code in most districts reads, "front doors shall face and be visible from the adjacent street.") Module II will specify how this is defined in the new code, but we do not anticipate requiring the door to be parallel to (i.e., "facing") the street. Rather, a door will probably only have to be on the front facade, regardless of the direction it faces. As an example, many modern houses have a door along the front facade that technically faces the side lot line; this will likely satisfy the new code.

SEC. 2.3.5. **RN4** RESIDENTIAL NEIGHBORHOOD 4

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,800 sf
B Width (min)	
Front access	40'
Side or rear access	25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	120
Primary units	1
Accessory units	2
3. Coverage	Sec. XX.XX.
C Building coverage (max)	65% 121
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	Existing Range or 20'
E Side street (min)	5'
F Side (min)	
Up to 40' wide	3'
Above 40' wide (One side / cumulative)	3' / 10'
G Rear / alley (min)	
Primary structure	5'
Accessory structure	4'
6. Parking Location	Sec. XX.XX.
Front yard	Driveway Only
Side street yard	Driveway Only
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #120

Posted by **Matt** on **07/16/2024** at **10:42pm** [Comment ID: 492] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Please eliminate the dwelling unit restrictions. With height restrictions and lot coverage restrictions, neighborhood character will be maintained. The triplex next door to me (that wouldn't be allowed to be built today) looks exactly like the single family homes in my neighborhood. It shouldn't be prohibited. Meanwhile, a 6k SF modern home can be built that looks nothing like the neighborhood, as long as it isn't a triplex or a quadplex. We need housing variety in my neighborhood, for older couples who want to downsize or young people who can't afford a single family home. Our neighborhoods are more vibrant when they are diverse. Please don't miss this opportunity with the zoning rewrite to move away from limiting how a house can be subdivided while still maintaining an outward appearance that fits with the neighborhood.

Reply by **SiteAdmin** on **07/17/2024** at **9:34am** [Comment ID: 494] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. As of note, this RN4 is a conversion of the current R4B district. There are other districts proposed that allow the type of development you describe, but these would need to be applied to areas after the new code is adopted, often as part of neighborhood planning efforts. The proposed zoning update does not include zoning map changes beyond conversions from old to new district names.

## #121

Posted by **Kelly in Edgewood** on **07/02/2024** at **5:23pm** [Comment ID: 216] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -1*

65% building coverage is too high.

Reply by **SiteAdmin** on **07/03/2024** at **11:51am** [Comment ID: 234] - [Link](#)

*Answer*

*Agree: 1, Disagree: -1*

This is the existing standard in R-4B.

Reply by **Stephanie Salyer** on **07/09/2024** at **8:42pm** [Comment ID: 415] - [Link](#)

*Agree: 1, Disagree: -1*

But the problems regarding runoff from watershed are only getting worse - we are not ensuring that people maintain adequate green infrastructure and the existing watershed policy is not adequate.

Reply by **SiteAdmin** on **07/10/2024** at **8:57am** [Comment ID: 441] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment! We will take it into consideration as we develop the revised drafts.

Reply by **DSol** on **07/11/2024** at **7:53am** [Comment ID: 447] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Agreed Stephanie. If we have a RN4 neighborhood at 65% building coverage before variances then it's basically a concrete jungle after you add driveways, etc.

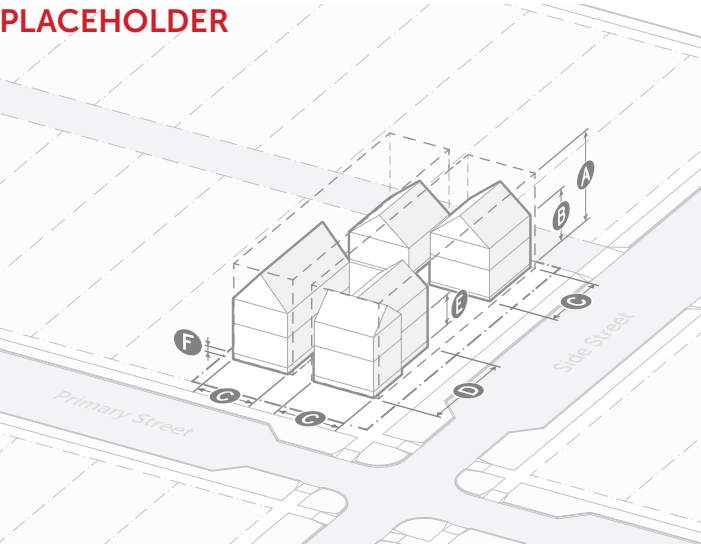
EXISTING DISTRICTS:

R-4B, Some SPIs

RN4 RESIDENTIAL NEIGHBORHOOD 4

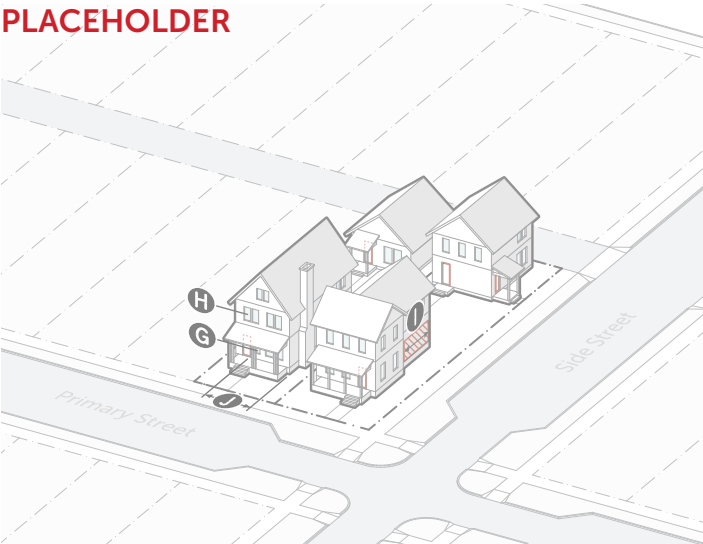
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.65 NLA
A Building height (max stories/feet)	
Primary structure	2.5 123ies / 35'
Accessory structure	2 stories / 2' 124
B Side wall height (max)	28'
Building width (max)	
C Primary street	40'
D Side street	70'
2. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
4. Doors	Sec. XX.XX.	
J Entry spacing (max)	30'	None
Entry feature	Porch* Raised Entry* Forecourt	

## #122

Posted by **Scott Ball** on **07/06/2024** at **12:04pm** [Comment ID: 298] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

The method for measuring height is going to be critical given the topography we have in Atlanta. If the grade climbs 10' between the sidewalk and the house, what difference does 1' in ground floor ceiling height matter? What difference does ground floor elevation make if the grade drops 10' between the sidewalk and the house? It would be a shame to eliminate traditional piano nobile house types, as this proposed regulation does. Stoop house types allow accessory units 3 feet below grade and a main floor 6 feet above grade, which would be a particularly ideal configuration if the house was 4-5' below the grade of the sidewalk. Cross grade is an issue as well- If my grade rises or drops across the frontage significantly, what difference do these tiny height and elevation distinctions make? If I have a 4' retaining wall at my front property line, what difference does it make what my ground floor elevation is? I am not sure that the difference between an 8', 9', or 10' ground story has any perceptible impact on the public realm either. If you are wanting to define the public realm that closely, then best would be to require a front porch that defines the scale of the frontage and regulate that porch independently from the interior of the house. The difficulty in any case will be what the height is benchmarked from. Long and short of it is- regulate only the massing issues that have significant impact on the public realm, and regulate them only to the degree you have tools to do so.

Reply by **SiteAdmin** on **07/07/2024** at **10:28am** [Comment ID: 303] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for your detailed feedback. Many of the concerns you raise will be specified in Module II, which will establish how ground story elevation is determined.

## #123

Posted by **Nick Whitson** on **07/02/2024** at **9:23am** [Comment ID: 205] - [Link](#)

*Question*

*Agree: 2, Disagree: 0*

Why not allow 3 story? Or the ability to have a 3rd story/rooftop patio/terrace/deck?

Some R4B lots are really small. Allowing design flexibility for a terrace rooftop could provide more outdoor living space for residents/owners that have houses on small lots.

Reply by **SiteAdmin** on **07/02/2024** at **11:31am** [Comment ID: 206] - [Link](#)

*Answer*

*Agree: 1, Disagree: -1*

Many public comments received earlier in the process expressed concerns over three-story houses in neighborhoods where all other houses are 1.5 or 2.5 stories. As proposed, the 2.5 story limit would allow a small third story



plus rooftop deck, but not a full third story that was the same size as the second.

## #124

Posted by **Matt** on **07/16/2024** at **10:44pm** [Comment ID: 493] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

These restrictions on height and massing make dwelling unit restrictions redundant. These are sufficient to maintain neighborhood character and dwelling unit restrictions should be eliminated. What difference does it make for traffic if a family of 6 lives in a single family house or 3 couples live in a triplex?

Reply by **SiteAdmin** on **07/17/2024** at **9:36am** [Comment ID: 495] - [Link](#)

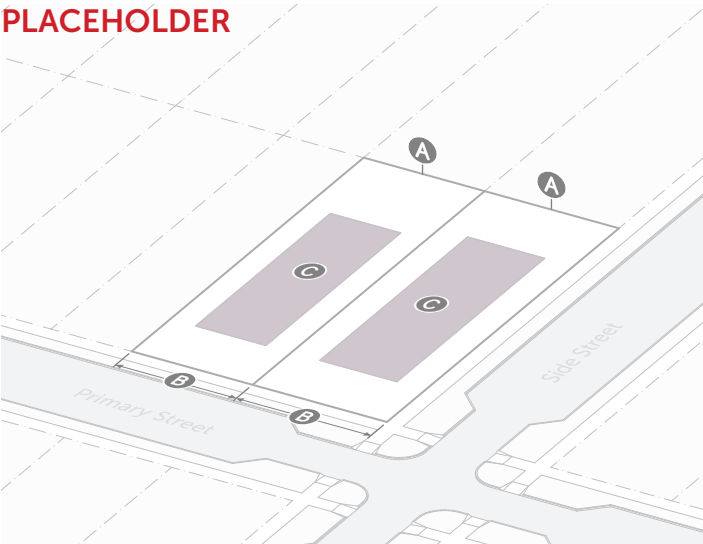
*Answer*

*Agree: 0, Disagree: 0*

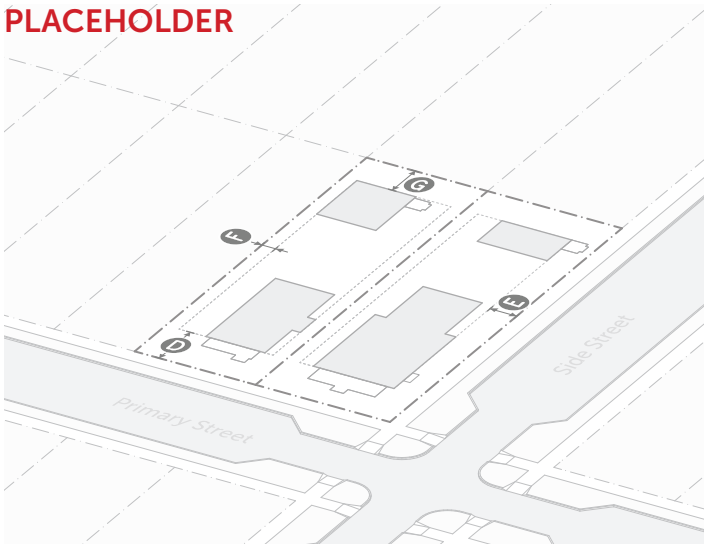
Please see our response to your other comment. There are many zoning districts that could accomplish what you describe, but this particular RN4 is a conversion of the R4B district, which only allows one primary unit per lot.

SEC. 2.3.6. **RN5** RESIDENTIAL NEIGHBORHOOD 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	7,500 sf 127
B Width (min)	
Front access	50'
Side or rear access	35'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	2
Accessory units	4 125128
3. Coverage	Sec. XX.XX.
C Building coverage (max)	45%
Lot coverage (max)	55% 126
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	Existing Range or 15' 131133
E Side street (min)	5'
F Side (min)	
One side / cumulative	3' / 10' 132
G Rear / alley (min)	
Primary structure	7'
Accessory structure 130	4'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
Primary street	50%
Side street	None
7. Parking Location 129	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #125

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:30pm** [Comment ID: 209] - [Link](#)  
*Suggestion*

*Agree: 0, Disagree: 0*

Allow attached units and decrease the limits of disturbance.

Reply by **SiteAdmin** on **07/03/2024** at **11:39am** [Comment ID: 227] - [Link](#)  
*Answer*

*Agree: 1, Disagree: 0*

The proposed standard would allow attached units.

Reply by **Stephanie Salyer** on **07/09/2024** at **9:22pm** [Comment ID: 425] - [Link](#)  
*Agree: 0, Disagree: -1*

2 primary and 4 ADUs is not feasible with the existing infrastructure in these neighborhoods. It is failing where this has been attempted already. There needs to be appropriate feasibility and impact assessments done before something like this is proposed and put into policy.

Reply by **SiteAdmin** on **07/10/2024** at **8:48am** [Comment ID: 438] - [Link](#)  
*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment. As noted on July 9th, this reflects what is currently allowed under R5 zoning. Today, R5 allows a side-by-side duplex to be split into two lots. Each resulting lot is allowed one principal unit, one accessory unit, and additional guest houses. Please see 1359 Finley Street in Edgewood for an example of what the current R5 allows. I will record your comment as suggesting that what is allowed should be reduced from the current allowance. Is that correct?

Reply by **DSol** on **07/11/2024** at **8:05am** [Comment ID: 448] - [Link](#)  
*Suggestion*

*Agree: 0, Disagree: 0*

I believe that is what Stephanie was suggesting, and I concur.

Reply by **SiteAdmin** on **07/11/2024** at **9:15am** [Comment ID: 449] - [Link](#)  
*Answer*

*Agree: 0, Disagree: 0*

Thank you, both, for your feedback. We will take your concerns into consideration as we develop the revised drafts.

## #126

Posted by **Kelly in Edgewood** on **07/02/2024** at **4:20pm** [Comment ID: 208] - [Link](#)  
*Suggestion*

Agree: 1, Disagree: 0

The current lot coverage allowed for R-5-C is 50%. Let's keep it at 50% while allowing more units.

Reply by **SiteAdmin** on **07/03/2024** at **11:38am** [Comment ID: 226] - [Link](#)

Answer

Agree: 0, Disagree: 0

The base R-5 standard is 55% [see 16-07.008(c) Maximum lot coverage: Maximum lot coverage within this district shall not exceed 55 percent of the net lot area]. If there a conditional reduction to 50% for a specific property, that would not be reflected in this base standard.

Reply by **Stephanie Salyer** on **07/09/2024** at **9:10pm** [Comment ID: 423] - [Link](#)

Agree: 0, Disagree: -1

We need to ensure that existing conditional zoning is reflected in this code. Allowing 2 primary units and up to 4 ADU is not appropriate for these lots. How can 50% lot coverage be maintained with these additions?

Reply by **SiteAdmin** on **07/10/2024** at **8:49am** [Comment ID: 439] - [Link](#)

Answer

Agree: 0, Disagree: 0

Conditional zoning will be maintained. However, conditional zoning is only reflected on the zoning map, not in the text of the code.

## #127

Posted by **Dagmar Epstein** on **07/08/2024** at **4:10pm** [Comment ID: 355] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Or min 5000 or 6000 SF? The smaller lots should also be conforming, not non-conforming. Also, should it be possible to divide extra deep lots into 2 lots in depth?

## #128

Posted by **tadbook** on **07/03/2024** at **8:13am** [Comment ID: 220] - [Link](#)

Agree: 1, Disagree: 0

R5 zoning currently allows "Accessory dwelling units, where the total number of dwelling units on any parcel, including the accessory dwelling unit, does not exceed two." It sounds like this increases density for R5 neighborhoods from 2 units per lot to 6, moving them from single family to multi-family zoning. This seems contrary to the previous alignment with residents at the discussion meetings. Suggestion: Retain the current max of 2 units per lot, whether 2 primary or 1 primary + 1 accessory.

Reply by **SiteAdmin** on **07/03/2024** at **11:58am** [Comment ID: 236] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

As you note, the current code limits the number of ADUs and primary residences, but it also allows a property owner to 1) split the two primary units into two lots using zero lot line subdivision and each resulting lot is allowed one ADU, then 2) add "guest houses" to each new lot (only restricted by a limit of 30% of the floor area of the primary unit. Will explain what is currently allowed at the July 9th meeting. We hope you can join us. Register here:

[https://us06web.zoom.us/meeting/register/tZUkf-CurTorGdKCgRHV5DS\\_gCQdvSKfKfwz#/registration](https://us06web.zoom.us/meeting/register/tZUkf-CurTorGdKCgRHV5DS_gCQdvSKfKfwz#/registration)

Reply by **Stephanie Salyer** on **07/09/2024** at **9:19pm** [Comment ID: 424] - [Link](#)

*Agree: 0, Disagree: -2*

This sounds terrible. How is this going to help with the issues around impervious surfaces and watershed issues as well as trying to maintain existing canopy? The issue in Atlanta is not about lack of housing but lack of affordable options. This type of building does not support more individual home ownership but further supports these large corporations continuing to monopolize the rental market.

## #129

Posted by **tadbook** on **07/03/2024** at **8:19am** [Comment ID: 223] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This appears to remove the existing minimum parking requirements.

Suggestion: Include 1 space per dwelling minimum parking requirements.

Reply by **SiteAdmin** on **07/03/2024** at **12:07pm** [Comment ID: 238] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This is not a parking requirement. Parking requirements will be provided in Module II. This provision prohibits paving the front yards for parking pads. It would not provide parking within a driveway.

## #130

Posted by **Scott Ball** on **07/06/2024** at **12:11pm** [Comment ID: 299] - [Link](#)

*Agree: 0, Disagree: 0*

If there is an 8' alley behind my house, and the set back is measured from the center of the alley, then the 4' accessory setback makes no sense. All that matters for accessory unit rear setback is the turning radius of a car and only when the unit is serving as a garage, otherwise there are no fire code or any other compelling reason to regulate a rear yard setback for an accessory unit along an alley.

Reply by **SiteAdmin** on **07/07/2024** at **9:54am** [Comment ID: 300] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The specifics for how setbacks from alleys are measured will be provided in Module II. Today, the code measures the setback from the center of the alley, but Module II may specify otherwise. This is still being determined.

## #131

Posted by **Dagmar Epsten** on **07/08/2024** at **4:14pm** [Comment ID: 356] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Would a gazebo or playhouse or ping-pong table be allowed in the front yard? With 15' setback or less?

## #132

Posted by **tadbook** on **07/03/2024** at **8:17am** [Comment ID: 222] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This is a reduction from the current 7' on each side in R5 zoning.

Suggestion: Retain 7' setback to preserve single family residential character.

Reply by **SiteAdmin** on **07/03/2024** at **12:05pm** [Comment ID: 237] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Many historic R5 lots have less than a 7-foot side setback on at least one side. This standard will allow R5 neighborhoods to have development that fits in better with the prevailing patterns. Below are some examples of areas studied:

[https://atlzoning.com/wp-content/uploads/2021/07/3\\_Block-Scale-WEB.pdf](https://atlzoning.com/wp-content/uploads/2021/07/3_Block-Scale-WEB.pdf)

## #133

Posted by **tadbook** on **07/03/2024** at **8:16am** [Comment ID: 221] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

When is the setback 15' vs. 30'? R5 is currently 30'.

Reply by **SiteAdmin** on **07/03/2024** at **4:39pm** [Comment ID: 253] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This is intended to specify the minimum and maximum setback on a block where there are no existing houses. It would only apply on a completely new RN5 street where there is no "existing range" to match. This represents a typical "existing range" in many R5 areas.

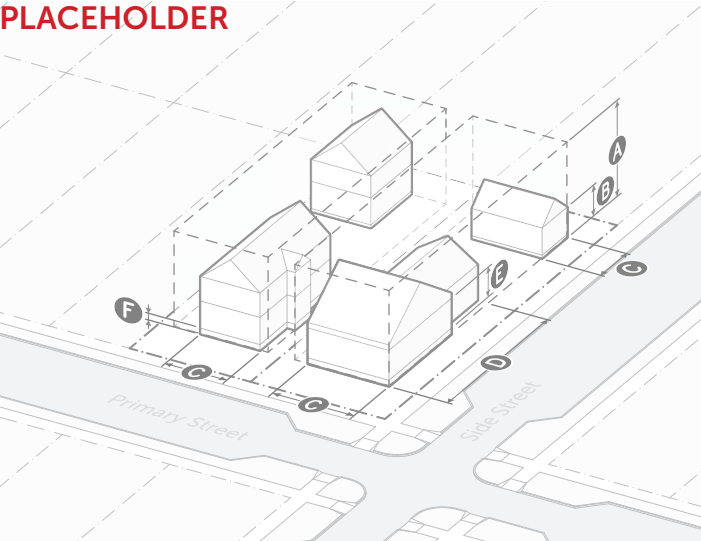
EXISTING DISTRICTS:

R-5

# RN5 RESIDENTIAL NEIGHBORHOOD 5

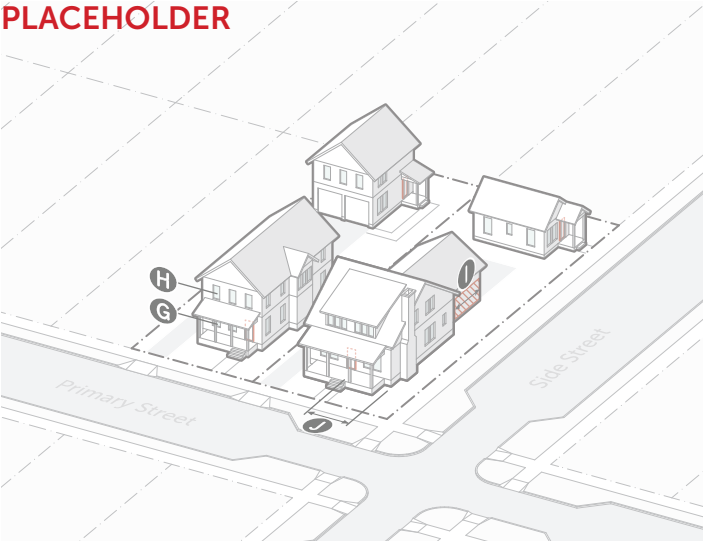
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	134 NLA
A Building height (max stories/feet)	
Primary structure	2.5 stories / 35'
Accessory structure	2 stories / 21' 136
B Side wall height (max)	28'
Building width (max)	
C Primary street	50'
D Side street	80' 135
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
Primary street	1 story / 10'
Side street	None
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40' 137	None
Entry feature	Porch* Raised Entry* Forecourt	138

## #134

Posted by **Scott Ball** on **07/07/2024** at **10:30am** [Comment ID: 304] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

can you consider using gross lot area?

## #135

Posted by **Dagmar Epsten** on **07/08/2024** at **4:03pm** [Comment ID: 354] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Does this max width include the accessory structure?

Reply by **SiteAdmin** on **07/09/2024** at **10:20am** [Comment ID: 372] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

No. It is the primary house.

## #136

Posted by **Dagmar Epsten** on **07/08/2024** at **4:01pm** [Comment ID: 353] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

To encourage the preservation and renovation of older, smaller existing homes, please consider allowing, in those cases, a larger "accessory structure" (i.e. second larger and higher primary structure) in the smaller home's backyard. Meaning, if the existing primary structure is 2 stories / 25' high or less, the new accessory structure could be 2.5 stories / 35' high and, in floor area, exceed the existing primary structure's floor area. So the lot development would be "reversed". This could be frozen for a certain time. It could be zoned so that the total FAR could not exceed the FAR of other lots with no existing small primary structure. Or, the FAR could be allowed to be higher for this reversed case, to encourage preservation of existing (often historic and often 1-story) smaller homes. This would allow for some cultural continuity via preserving existing streetscapes and community identities

Reply by **SiteAdmin** on **07/09/2024** at **4:47pm** [Comment ID: 391] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take it into consideration as we develop the revised drafts.

## #137

Posted by **tadbook** on **07/03/2024** at **8:22am** [Comment ID: 224] - [Link](#)

*Question*



Agree: 0, Disagree: 0

This is unclear. The minimum lot width is 50'. Does this imply that every lot must have multiple primary entries facing the street?

Reply by **SiteAdmin** on **07/03/2024** at **12:08pm** [Comment ID: 239] - [Link](#)

Answer

Agree: 0, Disagree: -1

The intent is to carry forward the current requirement that every unit must have a street-facing entrance; it is not intended to require multiple ones. We are going to clarify this in the next draft. Thanks!

## #138

Posted by **tadbook** on **07/03/2024** at **8:23am** [Comment ID: 225] - [Link](#)

Agree: 0, Disagree: -1

I am unclear whether one or all of these is required. Existing R5 zoning establishes "Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the single-family detached dwellings on the block face."

Reply by **SiteAdmin** on **07/03/2024** at **12:09pm** [Comment ID: 240] - [Link](#)

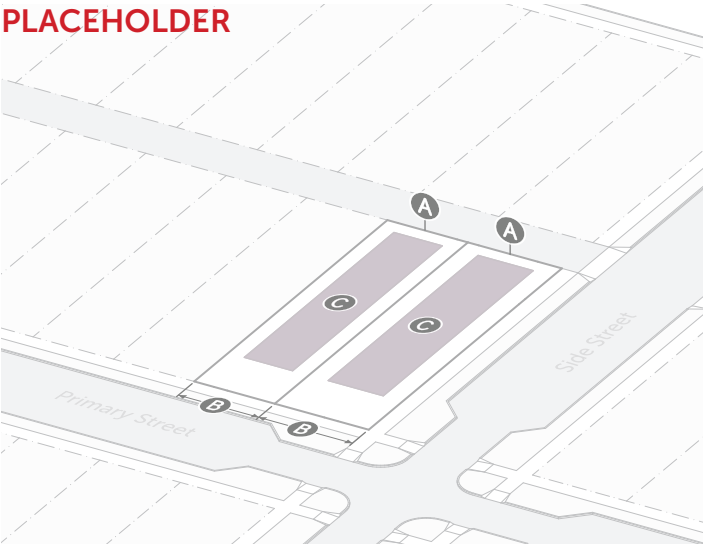
Answer

Agree: 0, Disagree: 0

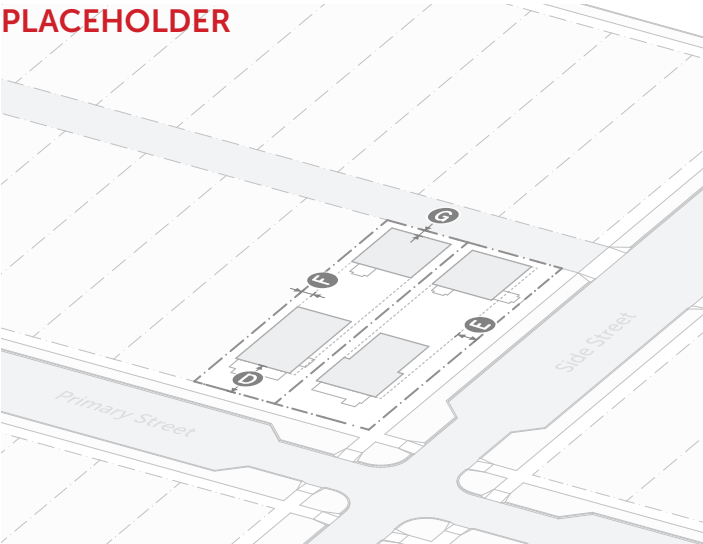
Thank you for your comment. This will be further clarified in Module II. These will likely match the existing requirement that you cite.

SEC. 2.3.7. **RN6** RESIDENTIAL NEIGHBORHOOD 6

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	5,000 sf
B Width (min)	Existing Range or 25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	2
Accessory units	4
3. Coverage	Sec. XX.XX.
C Building coverage (max)	60%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	Existing Range or 15' / 30'
E Side street (min)	7'
F Side (min)	
Up to 40' wide	3'
Above 40' wide (One side/cumulative)	3' / 10'
G Rear / alley (min)	
Primary structure	7'
Accessory structure	4'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
Primary street	50%
Side street	None
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

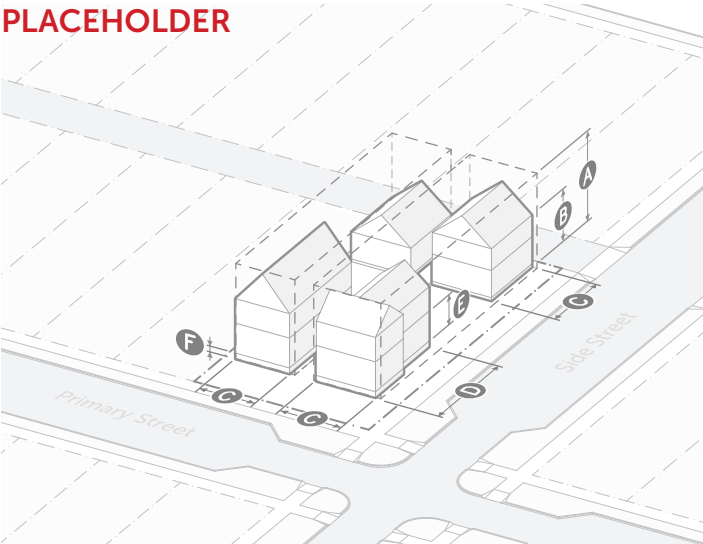
EXISTING DISTRICTS:

Some SPIs

RN6 RESIDENTIAL NEIGHBORHOOD 6

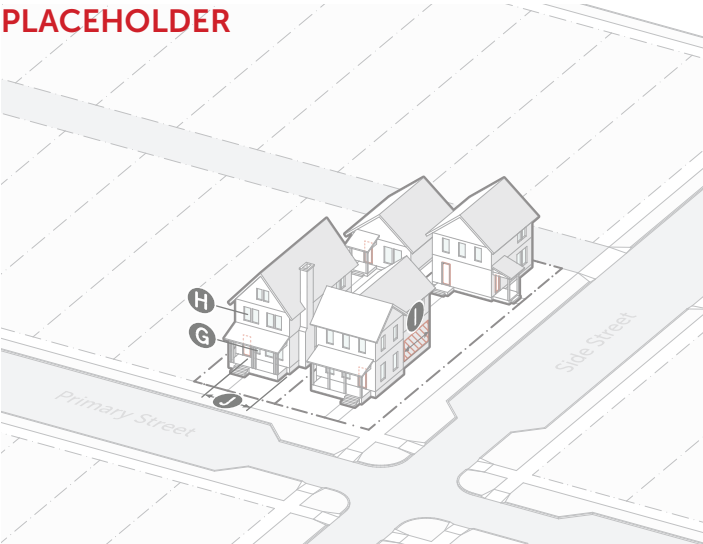
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.65 NLA
A Building height (max stories/feet)	
Primary structure	2.5 stories / 35'
Accessory structure	2 stories / 25'
B Side wall height (max)	28'
Building width (max)	
C Primary street	40'
D Side street	70'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
Primary street	1 story / 10'
Side street	None
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

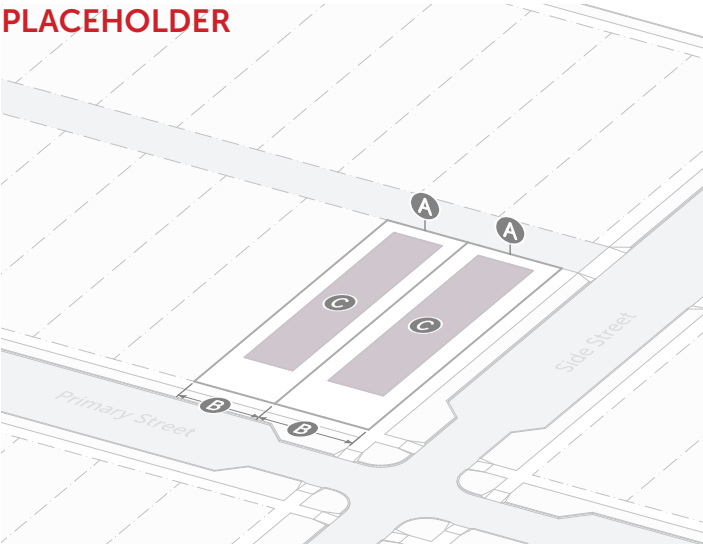
PLACEHOLDER



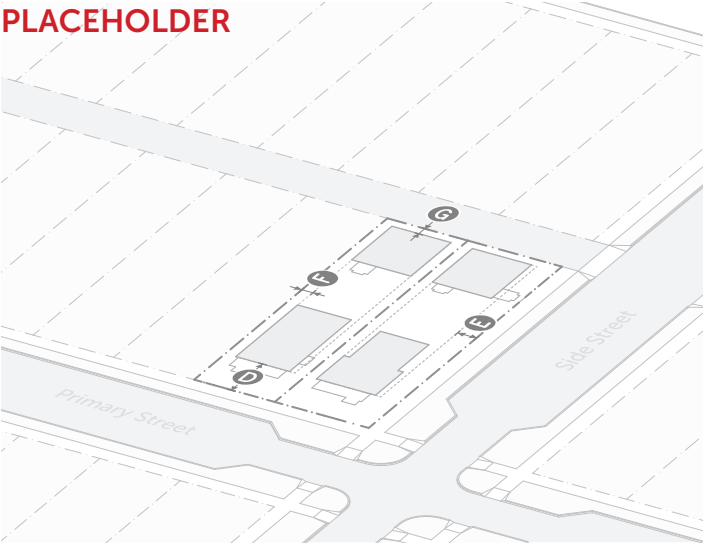
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	30'	None
Entry feature	Porch* Raised Entry* Forecourt	

SEC. 2.3.8. **RN7** RESIDENTIAL NEIGHBORHOOD 7

A. Lot Standards 139



1. Lot Size	Sec. XX.XX.
A Area (min)	2,800 sf
B Width (min)	
Front access	140
Side or rear access	25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	
Primary units	2
Accessory units	4
3. Coverage	Sec. XX.XX.
C Building coverage (max)	65%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	Existing Range or 15' / 30'
E Side street (min)	5'
F Side (min)	
Up to 40' wide	3'
Above 40' wide (One side/cumulative)	3' / 10'
G Rear / alley (min)	
Primary structure	5'
Accessory structure	4'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
Primary street	50%
Side street	None
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #139

Posted by **Grace Roth** on **09/10/2024** at **3:54pm** [Comment ID: 519] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

RN3 - RN7 feel very similar to me. As an affordable housing builder/developer working in multiple different neighborhoods, it would be simpler if there were fewer categories so we wouldn't have to get so into the weeds of what is allowable by zoning on every single project.

Reply by **SiteAdmin** on **09/11/2024** at **9:01am** [Comment ID: 534] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your comment.

## #140

Posted by **Eric Kronberg** on **07/04/2024** at **8:44am** [Comment ID: 259] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Having a 'single-family' small lot infill district is a big deal, and a powerful tool. Please think hard about minimum frontage requirements. 40' is actually really wide for this one. 25' or 30' is much more appropriate for this too.

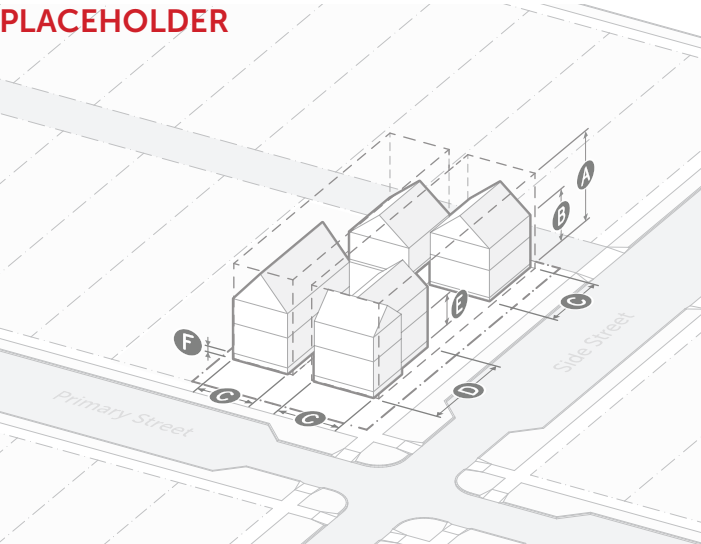
EXISTING DISTRICTS:

Some SPIs

RN7 RESIDENTIAL NEIGHBORHOOD 7

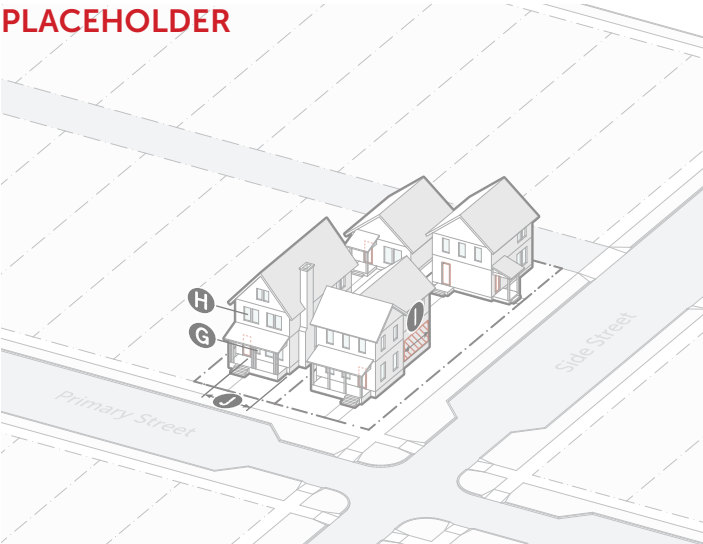
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	0.7 NLA
A Building height (max stories/feet)	
Primary structure	2.5 stories / 35'
Accessory structure	2 stories / 25'
B Side wall height (max)	28'
Building width (max)	40' / 70'
C Primary street	40'
D Side street	70'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
Primary street	1 story / 10'
Side street	None
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

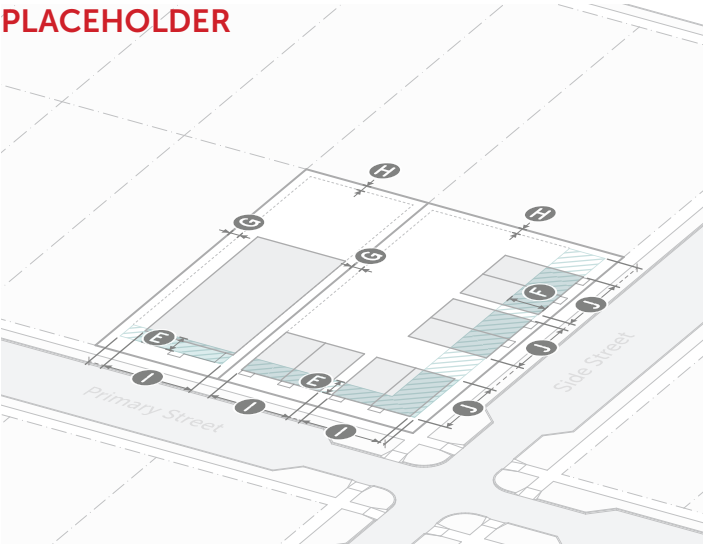
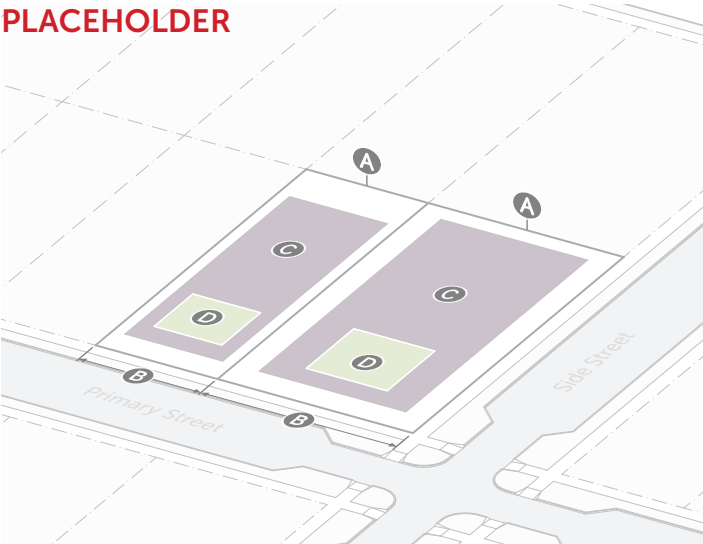
PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	30'	None
Entry feature	Porch* Raised Entry* Forecourt	

SEC. 2.3.9. **RN8** RESIDENTIAL NEIGHBORHOOD 8

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	141
Side or rear access	25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	6
3. Coverage	Sec. XX.XX.
C Building coverage (max)	65%
D Outdoor amenity space (min)	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	Existing Range or 10' / 25'
F Side street (min/max)	5' / 20'
G Side (min)	
Up to 40' wide	3'
Above 40' wide (One side/cumulative)	3' / 10'
H Rear / alley (min)	7'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #141

Posted by **Eric Kronberg** on **07/04/2024** at **8:41am** [Comment ID: 258] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Having a 'single-family' small lot infill district is a big deal, and a powerful tool. I'd recommend thinking hard about the required frontage for this one. 40' is really wide. 25' or 30' is much more appropriate for this new district.

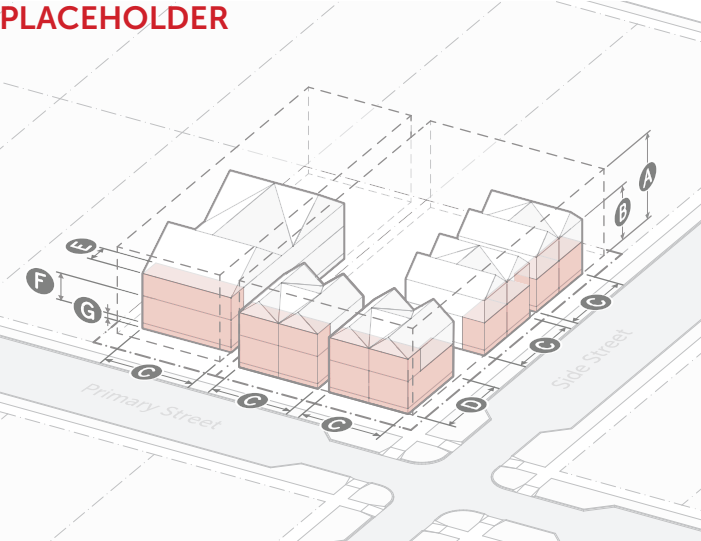


EXISTING DISTRICTS:

RN8 RESIDENTIAL NEIGHBORHOOD 8

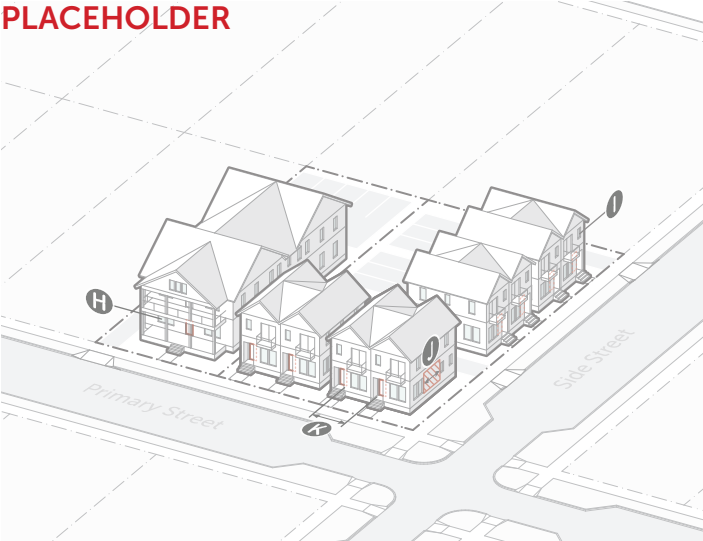
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max stories/feet)	2.5 stories / 35'
B Side wall height (max)	28'
C Building width (max)	
Primary street	60'
Side street	90'
2. Activation	Sec. XX.XX.
D Active Depth (min stories/feet)	
Primary street	1 story / 10'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

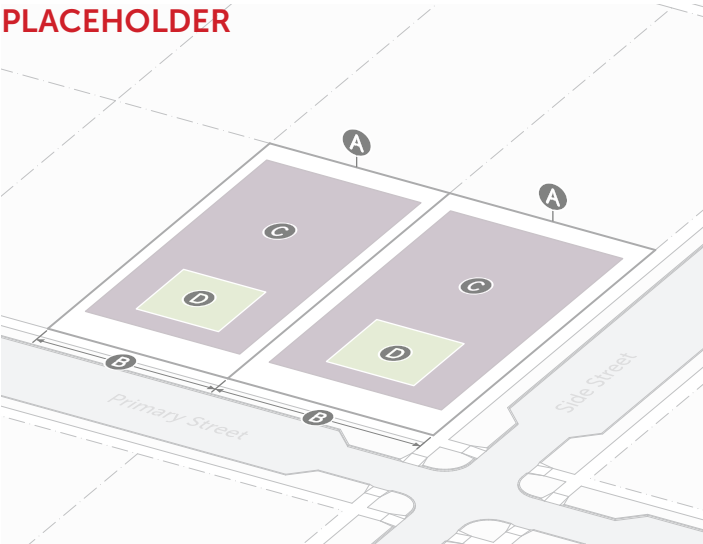
PLACEHOLDER



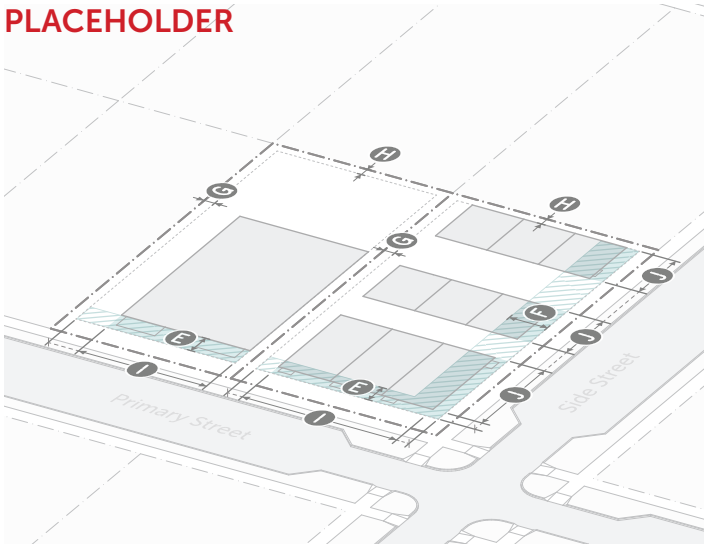
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch* Raised Entry* Forecourt	

SEC. 2.3.10. **RN9** RESIDENTIAL NEIGHBORHOOD 9

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	143 25'
Side or rear access	25'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	12
3. Coverage	Sec. XX.XX.
C Building coverage (max)	70%
D Outdoor Amenity Space (min)	142 15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	Existing Range or 10' / 25'
F Side street (min/max)	5' / 20'
G Side (min)	5'
H Rear / alley (min)	7'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

## #142

Posted by **Grace Roth** on **09/10/2024** at **3:55pm** [Comment ID: 520] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This should be able to be waived if the property is close to a public park/trail.

Reply by **SiteAdmin** on **09/11/2024** at **9:02am** [Comment ID: 535] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your suggestion.

## #143

Posted by **Eric Kronberg** on **07/04/2024** at **8:48am** [Comment ID: 260] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

Please consider smaller frontages for these new districts. 25'-30'

Reply by **SiteAdmin** on **07/05/2024** at **6:22pm** [Comment ID: 287] - [Link](#)

*Agree: 0, Disagree: 0*

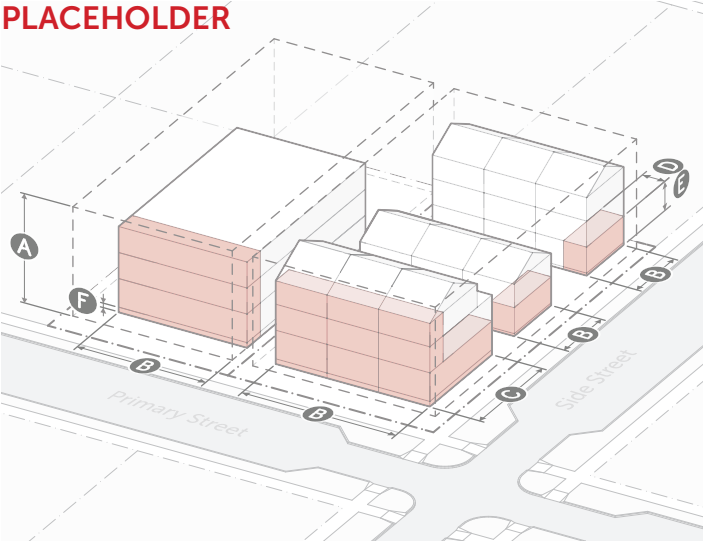
Thank you for your suggestion. We will take it into consideration as we develop the revised draft.

EXISTING DISTRICTS: 144  
MR-MU, MR-1, RG-1,  
Some SPIs

RN9 RESIDENTIAL NEIGHBORHOOD 9

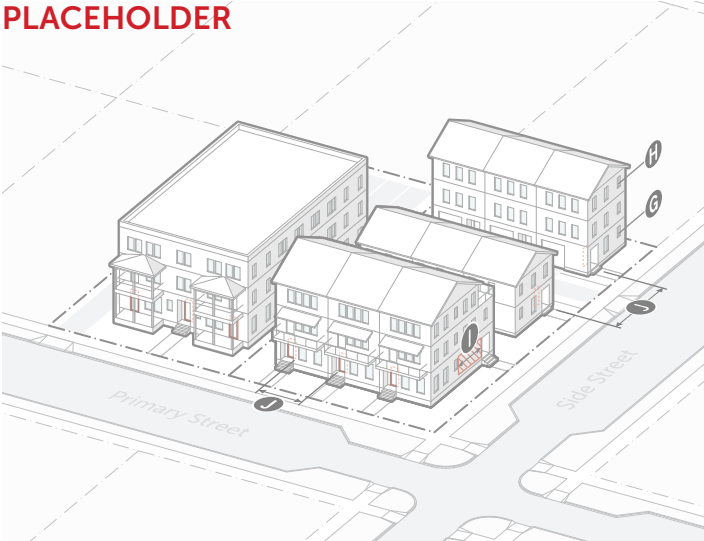
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max stories/feet)	3 stories / 35'
Building width (max)	
B Primary street	70'
C Side street	100'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 10'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	9'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	20%	15%
H Upper story (min)	10%	10%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	Porch* Raised Entry* Forecourt	

## #144

Posted by **Laurel David** on **09/26/2024** at **3:12pm** [Comment ID: 558] - [Link](#)

*Agree: 0, Disagree: 0*

In the current code there are eleven zoning districts that are roughly less in intensity than RG-1. The new code is proposing nine RN, 2 RC and 6 RH districts - most of which have only minimal differences. This seems like too many and too confusing.

Reply by **SiteAdmin** on **09/30/2024** at **9:25am** [Comment ID: 561] - [Link](#)

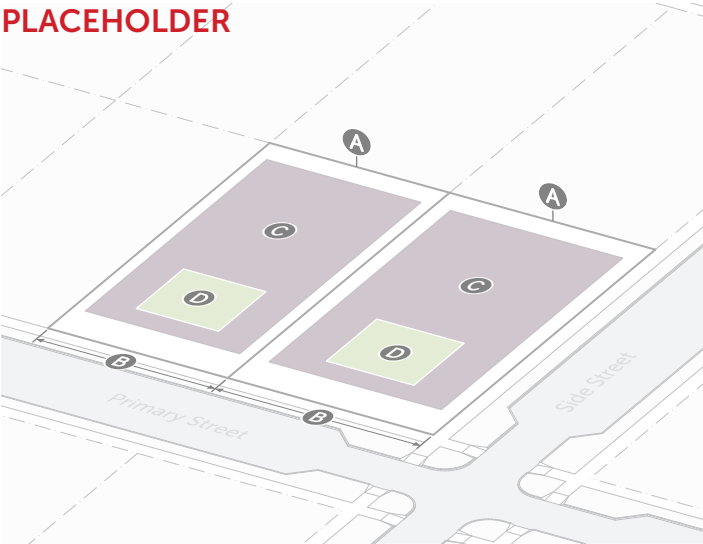
*Answer*

*Agree: 0, Disagree: 0*

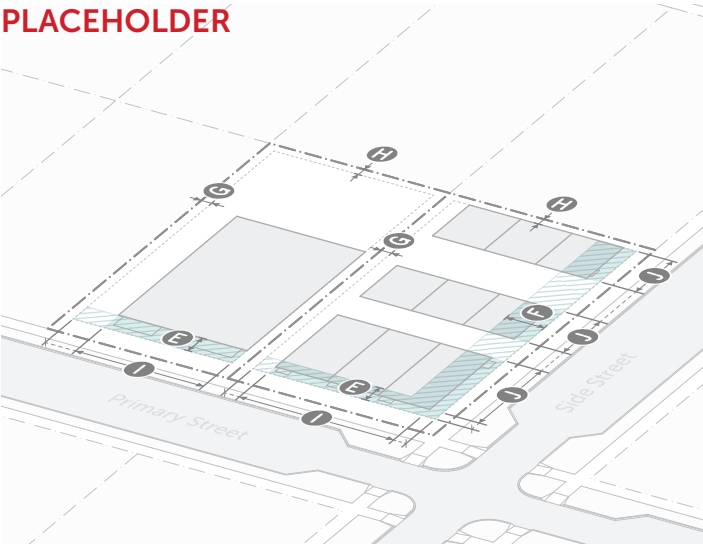
Thank you for your comments.

SEC. 2.3.11. **RN10** RESIDENTIAL NEIGHBORHOOD 10

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	20'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Building coverage (max)	75%
D Outdoor Amenity Space (min)	20%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required



5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	Existing Range or 15' / 30'
F Side street (min/max)	5' / 20'
G Side (min)	10'
H Rear / alley (min)	15'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

## #145

Posted by **Eric Kronberg** on **07/04/2024** at **8:50am** [Comment ID: 261] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This feels mis-aligned. Allowing unlimited units on the smallest lot size is working at cross purposes, and will scare communities, so this district will rarely get used. Better to reduce frontage on RN-8 and RN-9 with unit caps, which is practically going to be two primary units a majority of the time.

Reply by **SiteAdmin** on **07/05/2024** at **5:47pm** [Comment ID: 283] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for your suggestion. We will take it into consideration as we develop the next draft.

Reply by **Grace Roth** on **09/10/2024** at **3:57pm** [Comment ID: 521] - [Link](#)

*Agree: 0, Disagree: 0*

Another option could be to have the max number of units related to the lot size in a ratio form.

Reply by **SiteAdmin** on **09/11/2024** at **9:03am** [Comment ID: 536] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

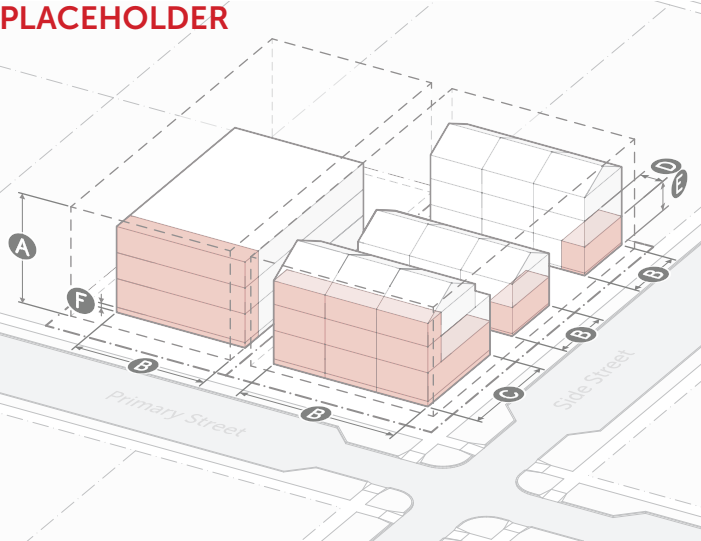
These are conversion of existing multifamily districts, which currently allow 20 ft side lots and have no unit cap.

EXISTING DISTRICTS:  
R-LC, Some SPIs

RN10 RESIDENTIAL NEIGHBORHOOD 10

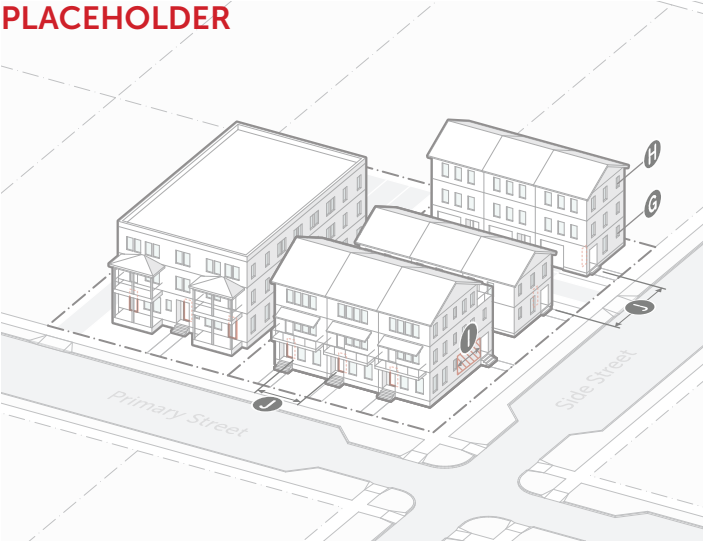
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	1.0 NLA
A Building height (max stories/feet)	3 stories / 40'
B Building width (max)	150'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 20'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	10'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	35%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	146 Porch Raised Entry Recessed Entry Covered Entry Forecourt	



## #146

Posted by **Grace Roth** on **09/10/2024** at **3:59pm** [Comment ID: 522] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Would you have to do all of these or choose one option? Or something else?

Reply by **SiteAdmin** on **09/11/2024** at **9:04am** [Comment ID: 537] - [Link](#)

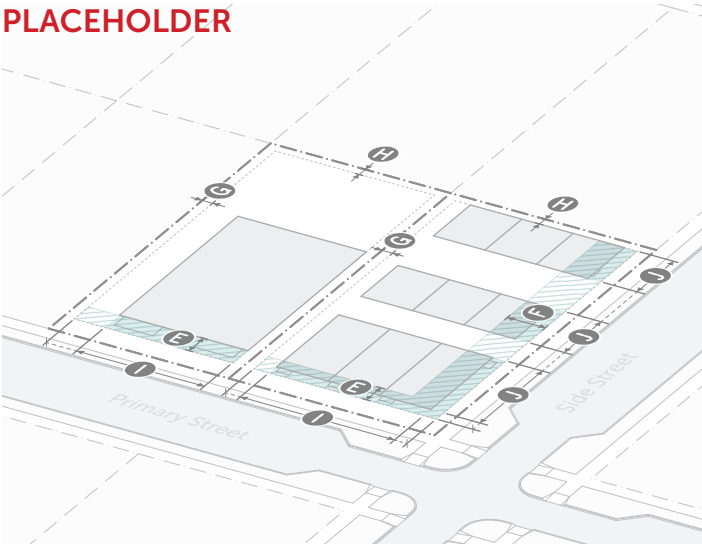
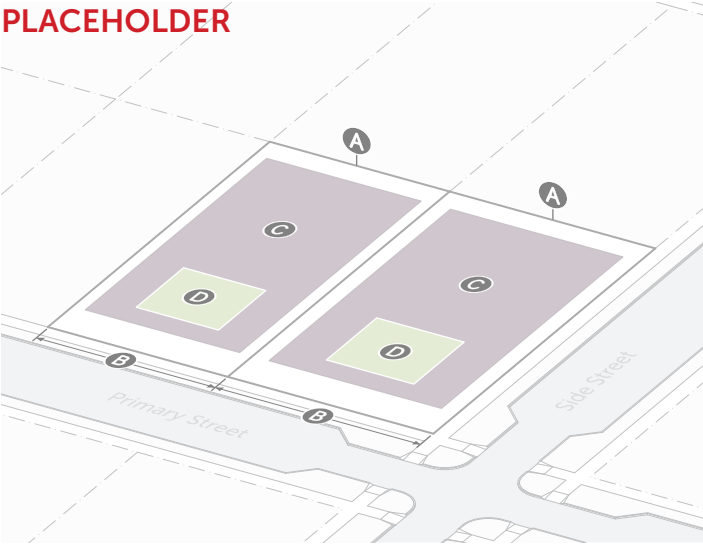
*Answer*

*Agree: 0, Disagree: 0*

Only one would be required. This will be clarified in the next draft.

SEC. 2.3.12. **RN11** RESIDENTIAL NEIGHBORHOOD 11

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	20'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Building coverage (max)	80%
D Outdoor Amenity Space (min)	147 148
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	Existing Range or 15' / 30'
F Side street (min/max)	5' / 20'
G Side (min)	10'
H Rear / alley (min)	15'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

## #147

Posted by **Eric Kronberg** on **07/04/2024** at **8:52am** [Comment ID: 262] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

at a minimum, this requirement should have the option to be waived if the site is within 1,500 ft of designated public amenities such as parks, Beltline, greenways.

Reply by **SiteAdmin** on **07/05/2024** at **5:44pm** [Comment ID: 282] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for the suggestion.

## #148

Posted by **Anton** on **07/03/2024** at **1:04pm** [Comment ID: 246] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Outdoor amenity space shouldn't be required. (Your image can't even imagine how to provide it for this building!) Amenities are luxuries that should be built for people who want to pay for them. Many people don't value or want to pay for 20% of their apartment's land area to be a park or roof deck. Some people even live near parks, and certainly don't need this.

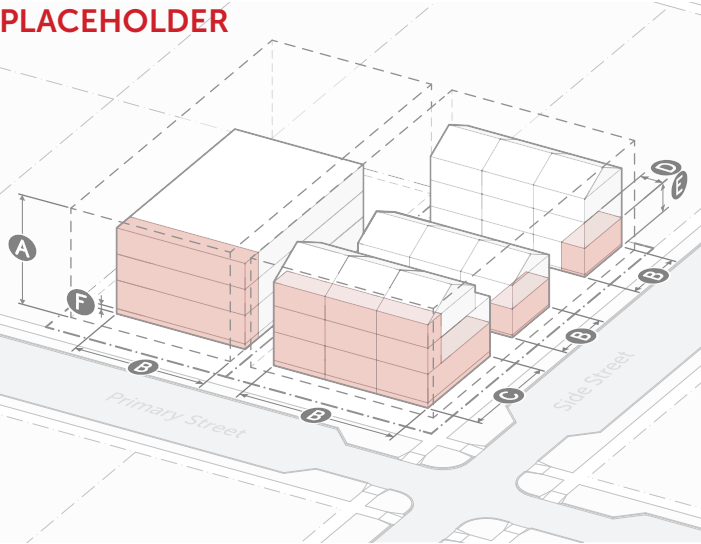
I expect to see a ton of unmaintained dog parks in 15 years that builders put in to check this box.

EXISTING DISTRICTS:  
Some SPLs

RN11 RESIDENTIAL NEIGHBORHOOD 11

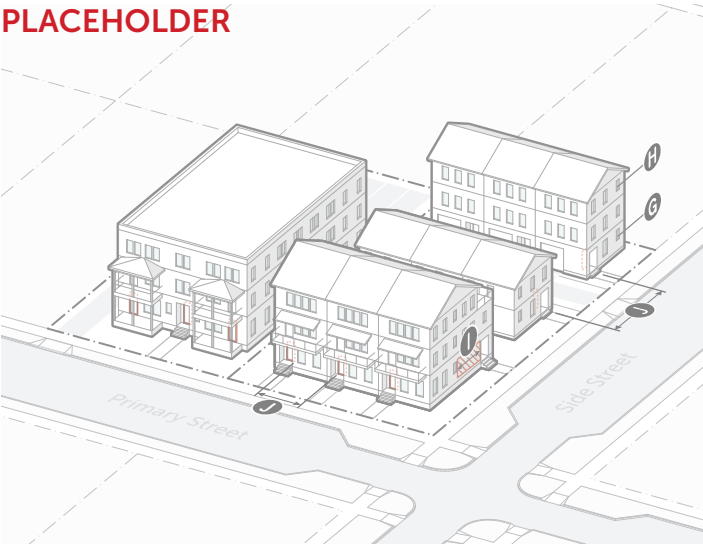
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	1.75 NLA
A Building height (max stories/feet)	4 stories / 52'
B Building width (max)	150'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 20'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	10'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	35%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	20'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	



# DIVISION 2.4. RESIDENTIAL MIX DISTRICTS

149

## Sec. 2.4.1. Summary of Districts

Residential Mix districts are intended to accommodate a range of moderate- and higher-intensity housing options including townhouses up to larger multiunit complexes. The districts allow for some neighborhood-serving commercial uses that are limited in size and extent. The districts are generally in areas within walking distance of neighborhood-serving retail, food, and service uses.

Residential Mix districts are generally intended for areas designated as Growth-Corridor or Growth-Cluster in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

RESIDENTIAL MIX DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	FAR (max)	HEIGHT (max)	BUILDING WIDTH (max)
RX3	40'	1.0 GLA	3 stories / 40'	175'
RX5	40'	1.5 GLA	5 stories / 65'	275'
RX8	40'	2.0 GLA	8 stories / 100'	275'
RX10	40'	3.0 GLA	10 stories / 125'	275'
RX15	40'	3.5 GLA	15 stories / 185'	275'
RX25	40'	6.5 GLA	25 stories / 305'	275'

## #149

Posted by **Jennifer** on **06/15/2024** at **8:30am** [Comment ID: 152] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -3*

RG3 does not belong in a Residential Mix District - the stated intent of RG3 was to

- 1) provide range of RESIDENTIAL densities that are compatible with surrounding residential neighborhood
- 2) provide supporting facilities (group homes not small bars, restaurants etc.)
- 3) encourage maintenance and preservation of existing large dwellings by allowing conversion to two-family and multi-family

Atlanta has a housing shortage, please let's keep RG3 as a residential district without commercial use where it is undesired/unneeded.

Current RG3 districts that want commercial use should ask to be rezoned, the permitted uses should not be automatically changed by assigning RG3 to RX5 and U7 (current RG3 uses match U6)

Also, the lot metrics for RX5 do not reflect the current RG3 metrics - they are closer to RN6 (except height and unit limits) - perhaps there needs to be a new RN district that matches RG3?

Reply by **SiteAdmin** on **06/15/2024** at **9:48am** [Comment ID: 155] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

Thank you for the suggestion. We will be reviewing RG and MR districts conversations again before we finalize the next draft.

The metrics of all RG districts today are intended to promote the development of garden apartments. The new code moves away from that pattern towards a more walkable one.

Reply by **Anton** on **07/03/2024** at **1:06pm** [Comment ID: 247] - [Link](#)

*Suggestion*

*Agree: 2, Disagree: 0*

I'd be pretty happy seeing a coffee shop or little convenience store in my RG district. These are some good changes.

Reply by **Wendy Kirkpatrick** on **07/03/2024** at **1:48pm** [Comment ID: 250] - [Link](#)

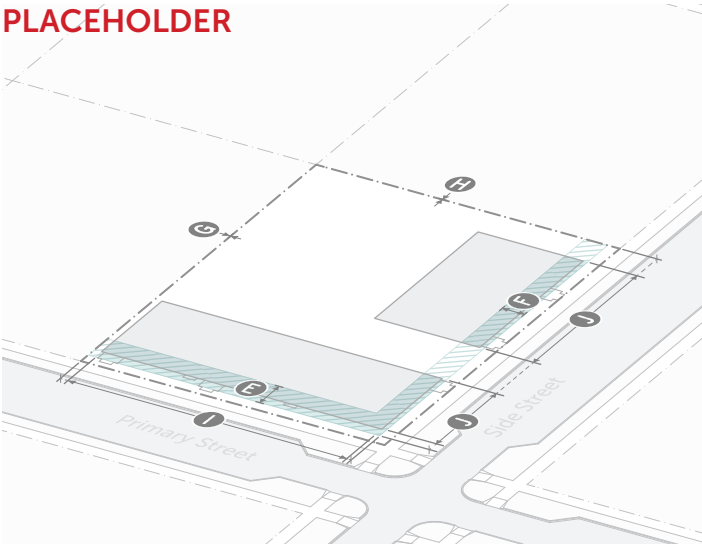
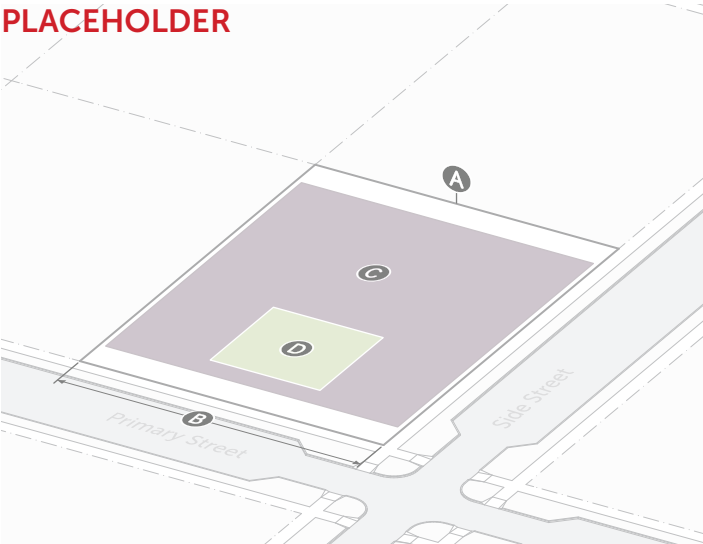
*Suggestion*

*Agree: 0, Disagree: -2*

I strongly agree with Jennifer's comments that RG-3 stays residential. In areas where businesses are appropriate, there can be other zoning types that allow it.

SEC. 2.4.2. **RX3** RESIDENTIAL MIX 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	5' / 15'
F Side street (min/max)	5' / 15'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'



## #150

Posted by **Anton** on **05/23/2024** at **10:35am** [Comment ID: 30] - [Link](#)

*Suggestion*

*Agree: 3, Disagree: 0*

Amenity spaces should not be required by law. My apartment has no amenities, which makes it cheaper. Don't make people pay for a courtyard they're not going to use!

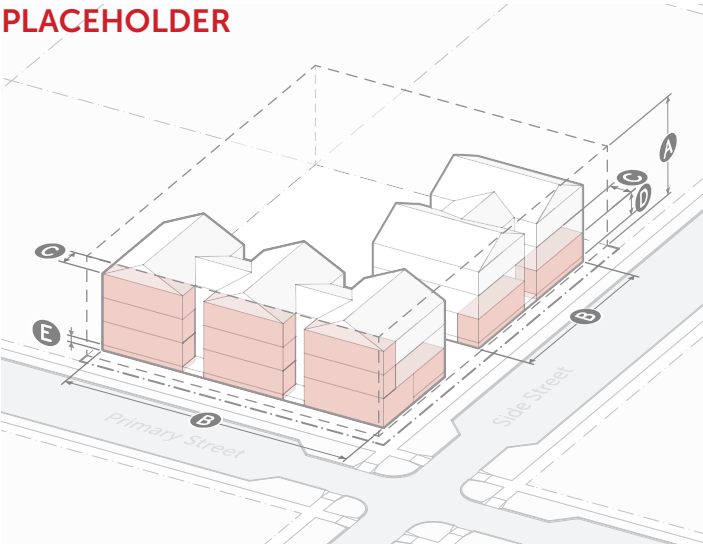
If we want people to have outdoor amenities, plan more parks! Don't privatize city services. This requirement will produce crummy courtyards that people don't want just so builders can check the box.

EXISTING DISTRICTS:  
MR-2, RG-2, Some SPIs

RX3 RESIDENTIAL MIX 3

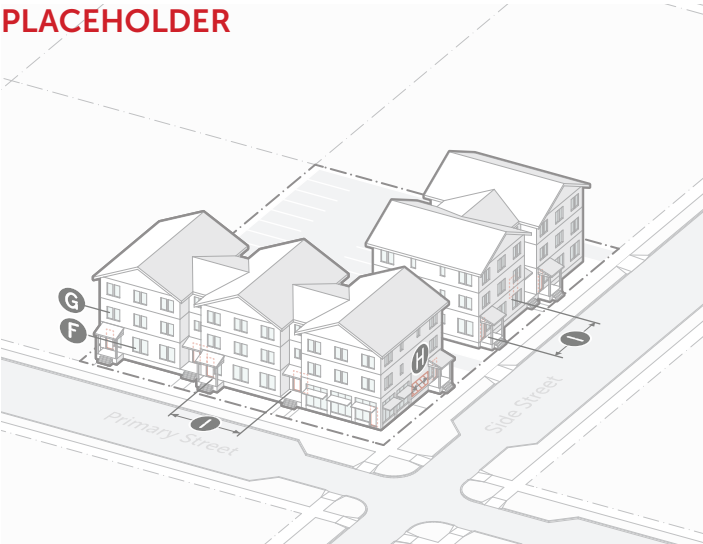
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	151.0 GLA
A Building height (max stories/feet)	3 stories / 40'
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 15'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	10'
E Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## #151

Posted by **Wendy Kirkpatrick** on **07/03/2024** at **1:52pm** [Comment ID: 251] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Consider if you want to include adjacent rights-of-way in the GLA and FAR calculation. This level of density doesn't allow a healthy amount of green space for trees and other beneficial vegetation, or air space for residents.

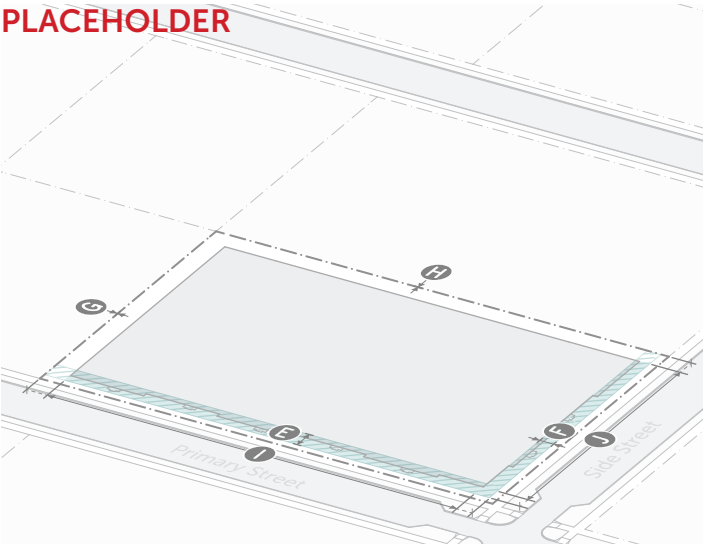
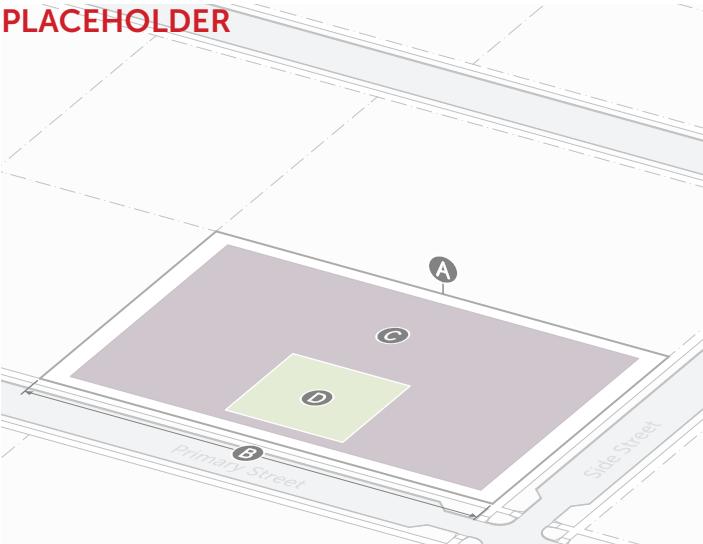
Reply by **SiteAdmin** on **07/05/2024** at **6:39pm** [Comment ID: 289] - [Link](#)

*Agree: 0, Disagree: 0*

Residential uses use GLA today, but we will take your suggestion into consideration.

SEC. 2.4.3. **RX5** RESIDENTIAL MIX 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	153' / 154'
F Side street (min/max)	5' / 15'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

## #152

Posted by **Karen Feigh** on **07/09/2024** at **1:55pm** [Comment ID: 384] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: 0*

This is a major difference as many current RG-3 buildings don't have independent driveways and so some have established parking pads on front lawns (or front turn arounds).

## #153

Posted by **Wendy Kirkpatrick** on **07/03/2024** at **1:53pm** [Comment ID: 252] - [Link](#)

*Suggestion*

*Agree: 1, Disagree: -1*

5' doesn't allow enough space for mature canopy trees. In areas that allow small lot sizes, high density, and minimal setbacks, there is no space left for trees to that help to cool and cleanse our environment and provide a habitat for animals.

Reply by **SiteAdmin** on **07/05/2024** at **6:35pm** [Comment ID: 288] - [Link](#)

*Agree: 0, Disagree: 0*

Thank you for your comment. This number reflects the current standard in the equivalent existing zoning district. We will take your suggestion into consideration as we develop the revised draft.

## #154

Posted by **Karen Feigh** on **07/09/2024** at **1:53pm** [Comment ID: 383] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I think this is slightly smaller than the current 7' standard... might be nice to note when there's a difference.

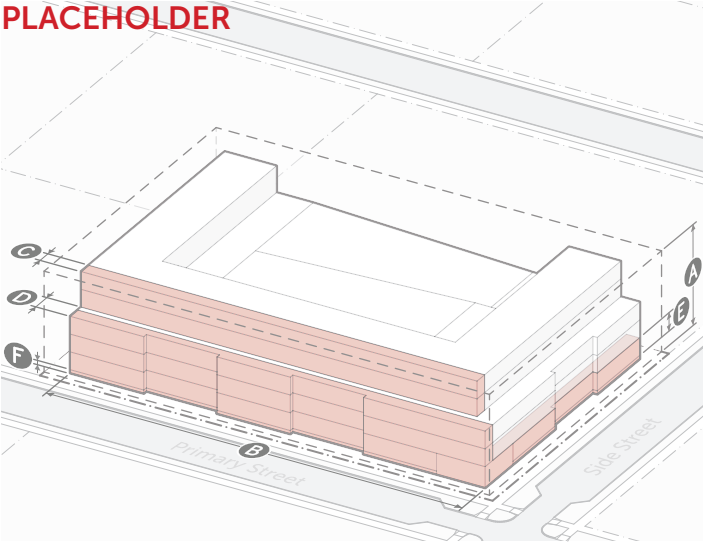
EXISTING DISTRICTS:

M155B, RG-3

RX5 RESIDENTIAL MIX 5

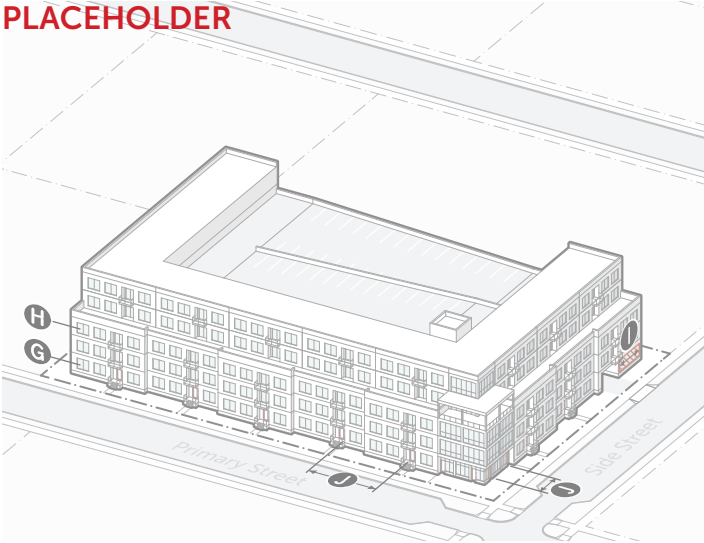
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	1.5 GLA
A Building height (max stories/feet)	5 stories / 65'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
Primary street	All stories / 15'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	10'
F Ground story elevation (min/max)	0' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
A Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
B Upper story (min)	20%	20%
C Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
D Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## #155

Posted by **Jessica Hill** on **05/26/2024** at **4:40pm** [Comment ID: 40] - [Link](#)

*Agree: 0, Disagree: 0*

MR-4B does not currently allow units stacked on top of each other and is used for townhomes. Is this an intentional change?

Reply by **SiteAdmin** on **05/28/2024** at **8:07am** [Comment ID: 41] - [Link](#)

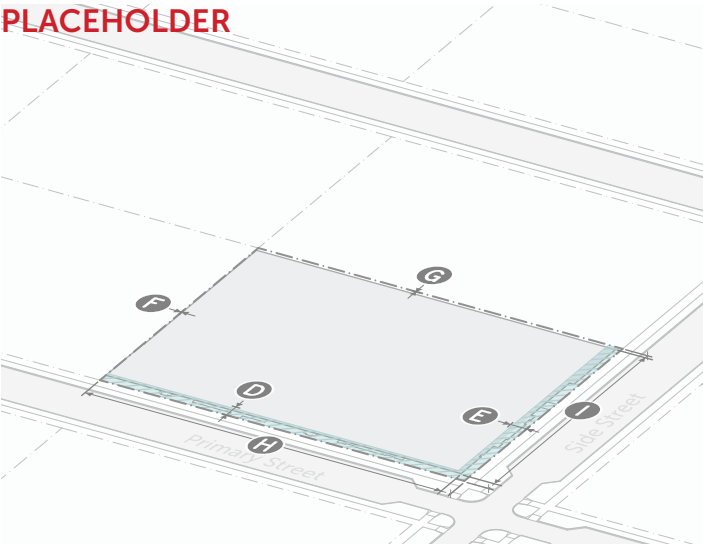
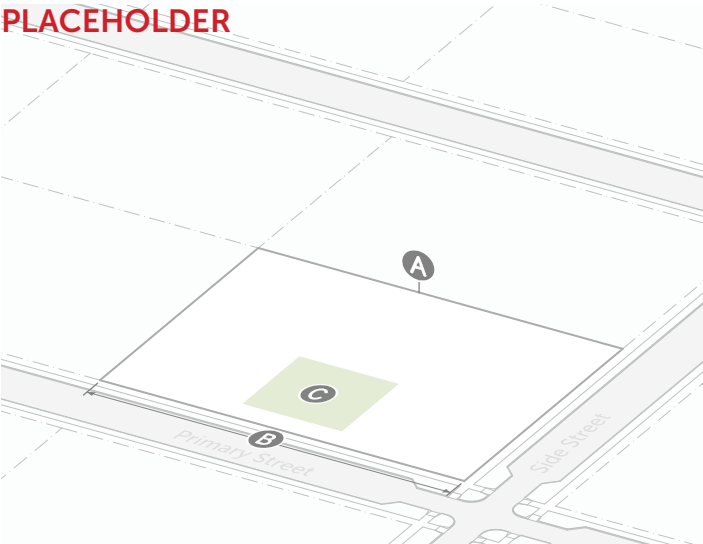
*Answer*

*Agree: 0, Disagree: 0*

Yes, this is intentional. The proposed district still allows the "townhouse" building type.

SEC. 2.4.4. **RX8** RESIDENTIAL MIX 8

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required

5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	5' / 15'
E Side street (min/max)	5' / 15'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	156 Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	75%
I Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'



## #156

Posted by **Anton** on **07/03/2024** at **1:11pm** [Comment ID: 248] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Have the specific transition requirements been released? We have a tremendous need for new housing in the city, and the areas designated for growth are so small that transition requirements will gut any hope of significant housing growth. We really shouldn't need transitions for anything less than 6 stories.

Reply by **SiteAdmin** on **07/05/2024** at **6:42pm** [Comment ID: 291] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

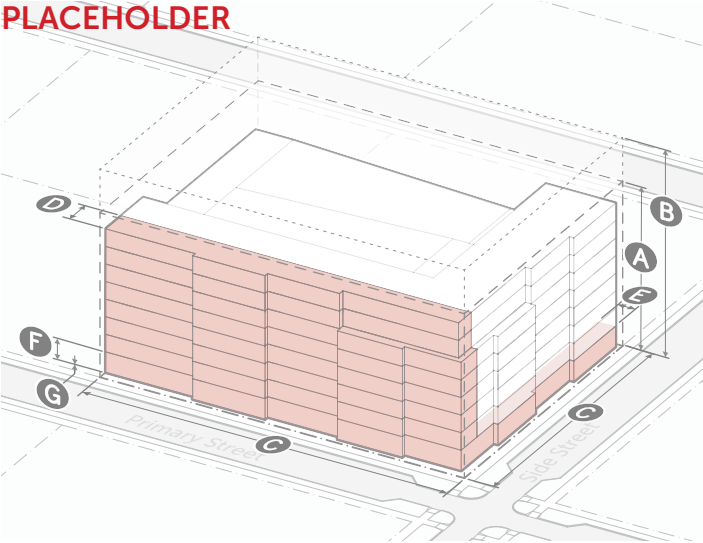
No. These will be in Module II, which will be released on 9/30.

EXISTING DISTRICTS:  
MR-3, MR-4A, RG-4

RX8 RESIDENTIAL MIX 8

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	2.0 GLA
A Building height (max stories/feet)	8 stories / 100'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 15'
E Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	10'
G Ground story elevation (min/max)	0' / 4'

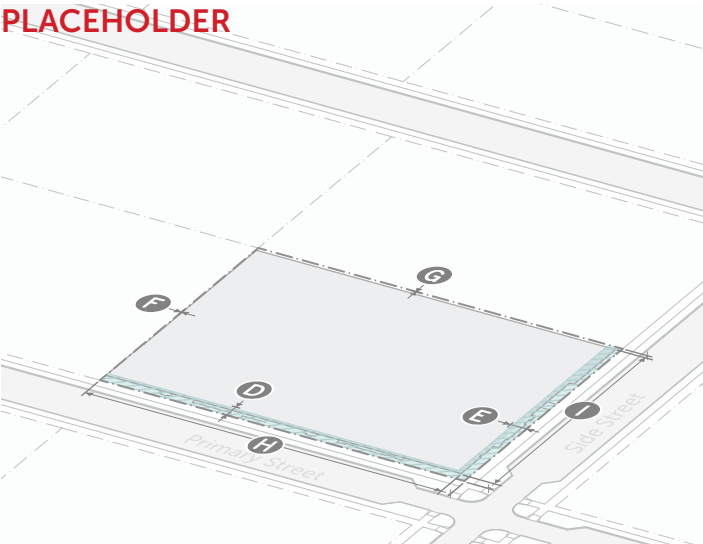
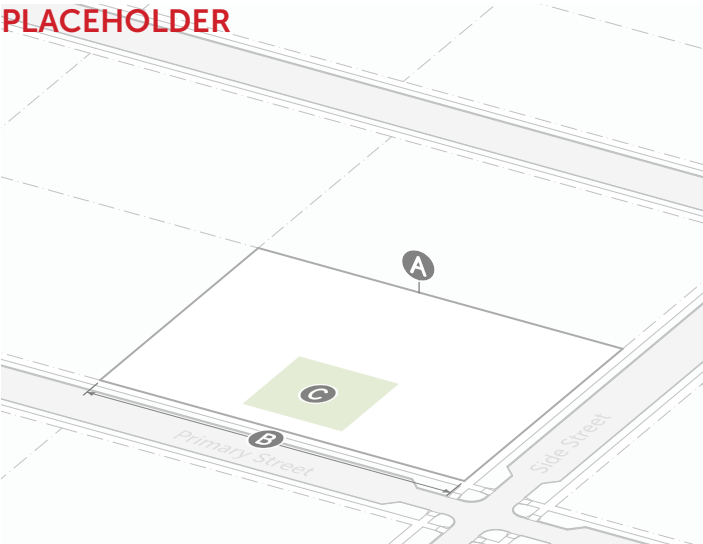
PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.4.5. **RX10** RESIDENTIAL MIX 10

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required

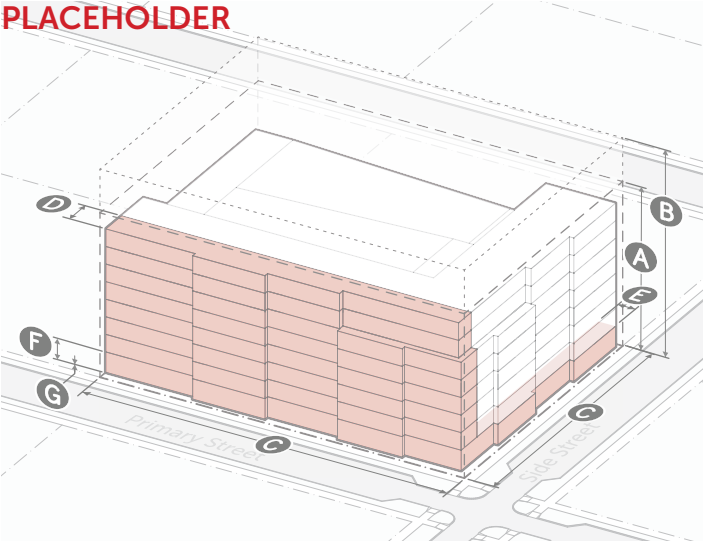
5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	5' / 15'
E Side street (min/max)	5' / 15'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	75%
I Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:

RX10 RESIDENTIAL MIX 10

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	3.0 GLA
A Building height (max stories/feet)	10 stories / 125'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 15'
E Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	10'
G Ground story elevation (min/max)	0' / 4'

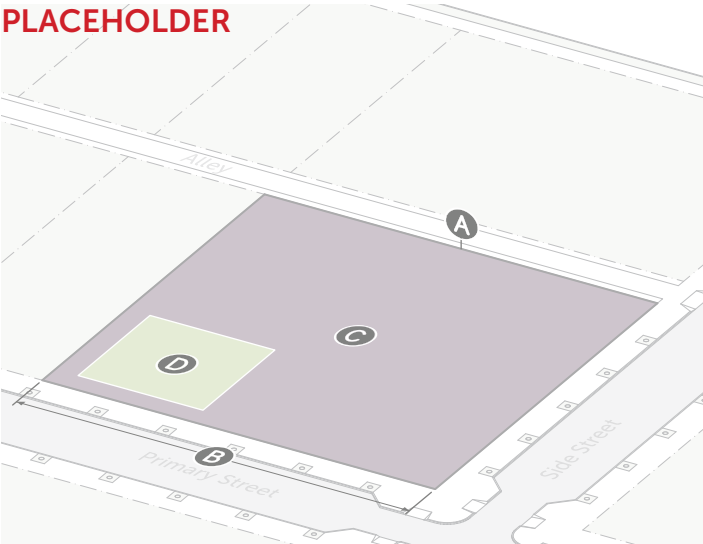
PLACEHOLDER



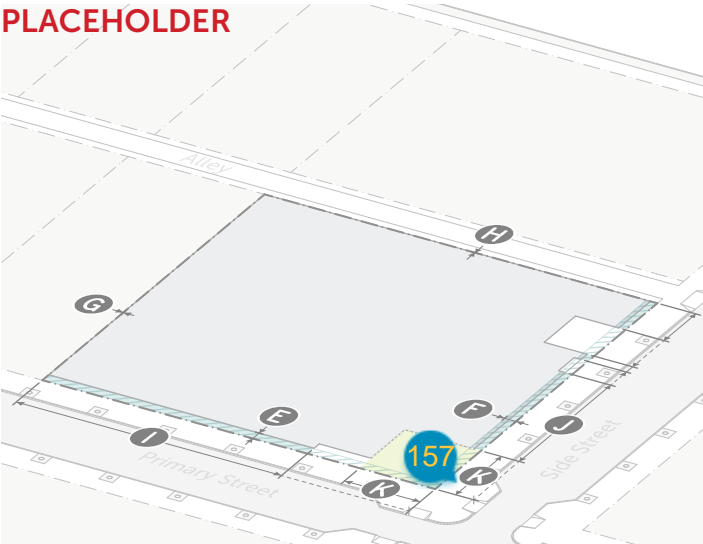
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.4.6. **RX15** RESIDENTIAL MIX 15

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	5,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required



5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	5' / 15'
F Side street (min/max)	5' / 15'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

## #157

Posted by **Patrick Ford** on **05/29/2024** at **2:29pm** [Comment ID: 45] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

What does Area K represent on this diagram?

Reply by **SiteAdmin** on **05/29/2024** at **2:55pm** [Comment ID: 46] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

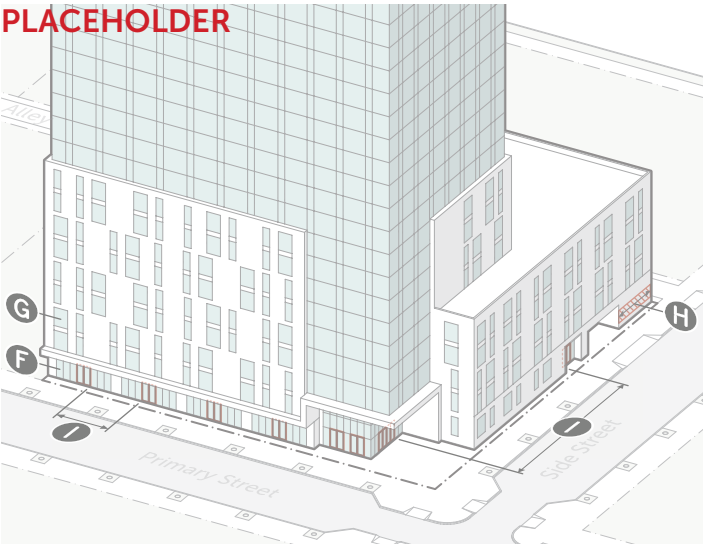
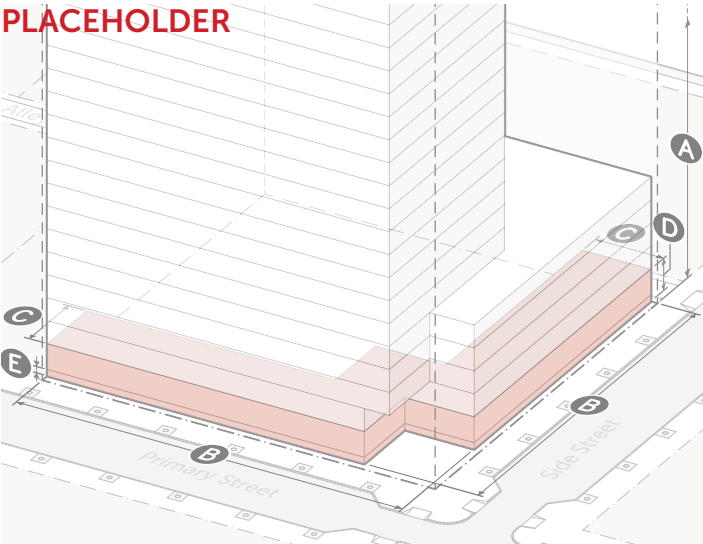
Nothing, because all diagrams are placeholders.

(in some communities, there are minimum dimensions for corner open spaces, but this is not proposed for Atlanta)

EXISTING DISTRICTS:  
MR-5A, MR-5B, R-G5

RX15 RESIDENTIAL MIX 15

B. Building Standards

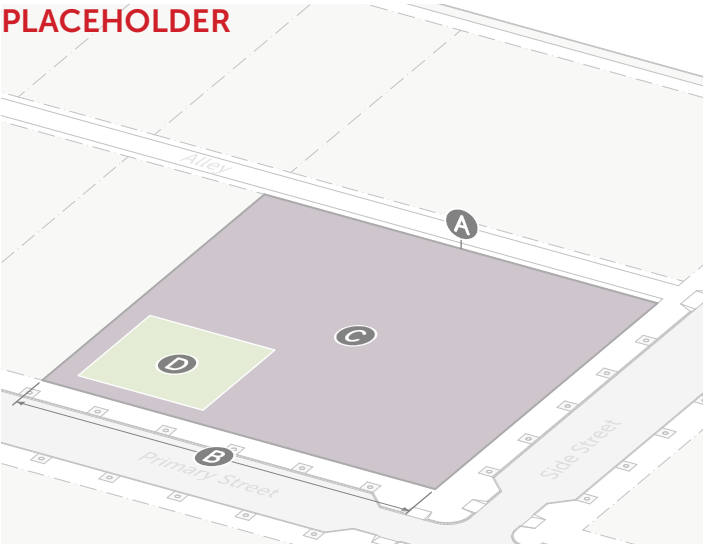


1. Massing	Sec. XX.XX.
FAR (max)	3.5 GLA
A Building height (max stories/feet)	15 stories / 185'
B Building width (max)	275'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 15
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	10'
E Ground story elevation (min/max)	0' / 4'

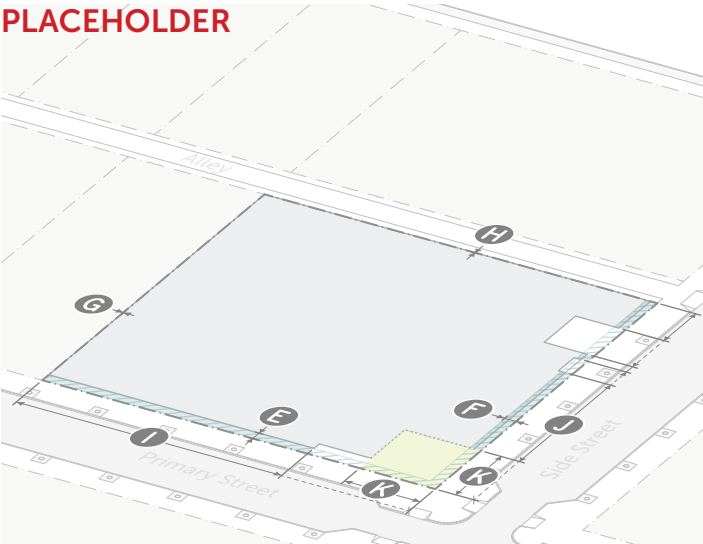
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.4.7. **RX25** RESIDENTIAL MIX 25

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	5,000 sf
B Width (min)	
Front access	40'
Side or rear access	15'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Required



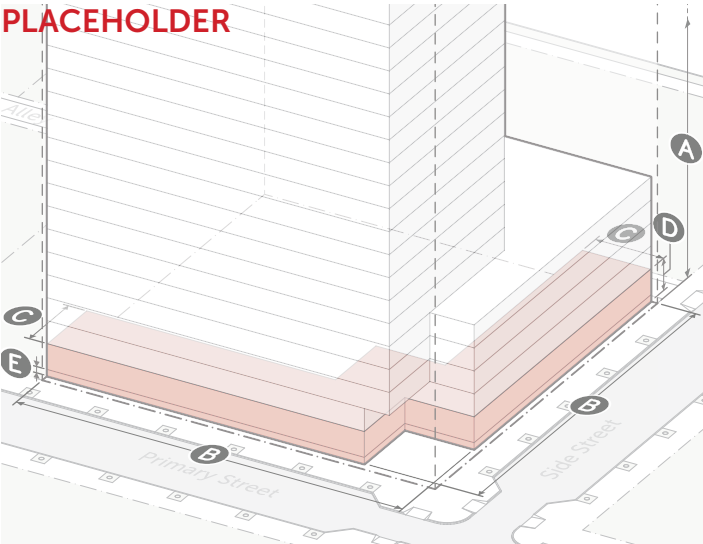
5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	5' / 15'
F Side street (min/max)	5' / 15'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'



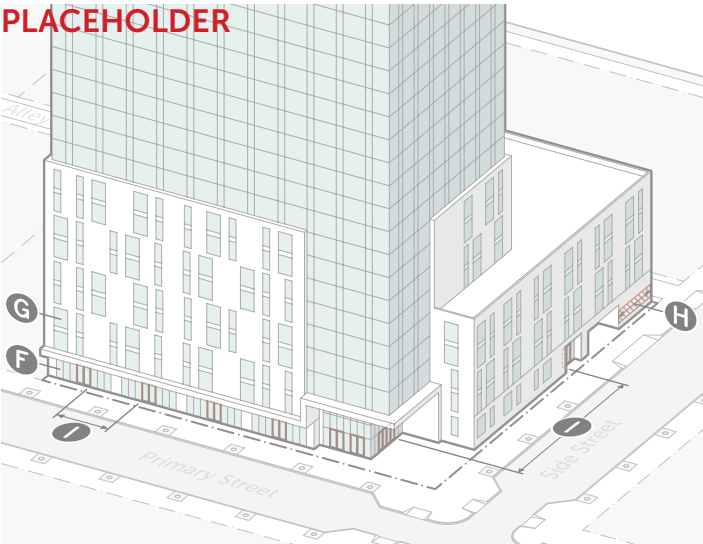
EXISTING DISTRICTS:  
MR-6, R-G6

RX25 RESIDENTIAL MIX 25

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	6.5 GLA
A Building height (max stories/feet)	25 stories / 305'
B Building width (max)	275'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 15'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	10'
E Ground story elevation (min/max)	0' / 4'



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	



# DIVISION 2.5. MIXED USE GENERAL DISTRICTS

## Sec. 2.5.1. Summary of Districts

Mixed Use General districts are intended to accommodate low-, moderate-, and higher-intensity buildings with a variety of residential, retail, service, and other commercial uses in a vibrant, pedestrian-friendly environment.

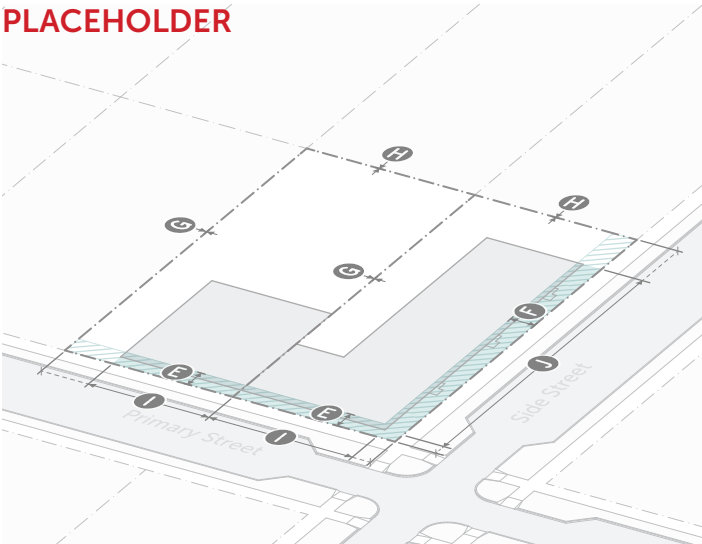
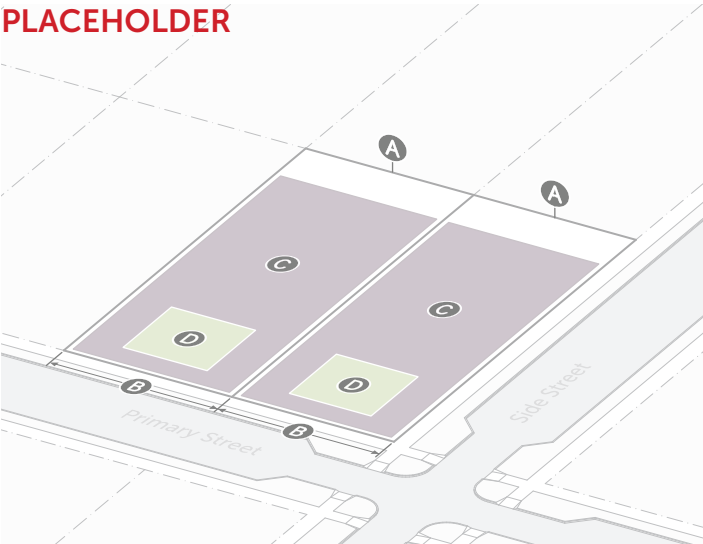
Mixed Use General districts are generally intended for areas designated as Growth-Corridor, Growth-Cluster, and Growth-Core in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

MIXED USE GENERAL DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	FAR (max)	HEIGHT (max)	BUILDING WIDTH (max)
MX3	20'	1.5 GLA, 3.0 GLA with bonus	3 stories / 45'	275'
MX5	None	1.5 GLA, 3.0 GLA with bonus	5 stories / 70'	275'
MX8	None	2.0 GLA, 3.5 GLA with bonus	8 stories / 115'	275'
MX10	None	2.5 GLA, 4.0 GLA with bonus	10 stories / 140'	275'
MX15	None	3.0 GLA, 4.5 GLA with bonus	15 stories / 210'	275'
MX25	None	5.0 GLA, 8.0 GLA with bonus	25 stories / 350'	275'

SEC. 2.5.2. **MX3** MIXED USE GENERAL 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	20'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	80%
J Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

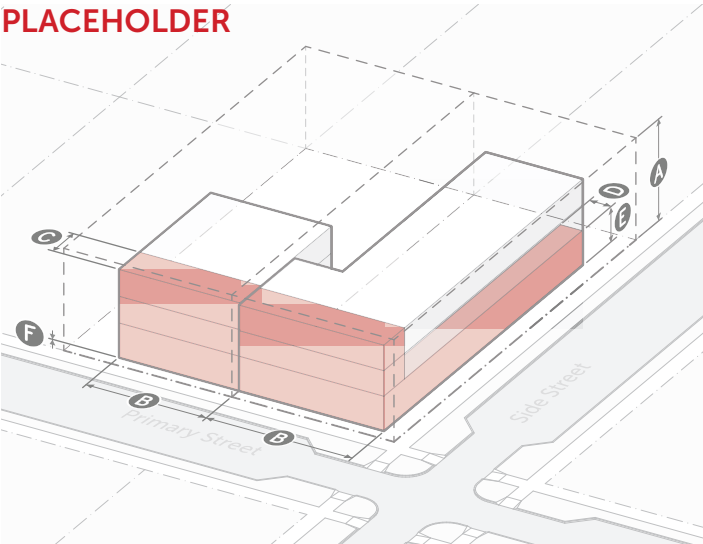
EXISTING DISTRICTS:

Some SPLs

MX3 MIXED USE GENERAL 3

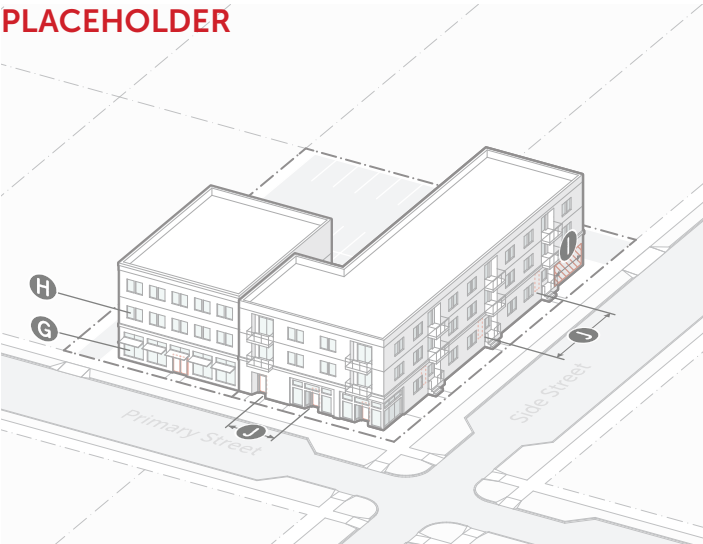
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	1.5 GLA
With bonus	3.0 GLA
A Building height (max stories/feet)	3 stories / 45'
B Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
C Primary street	All stories / 20'
D Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	
Residential	10'
Nonresidential	14'
F Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

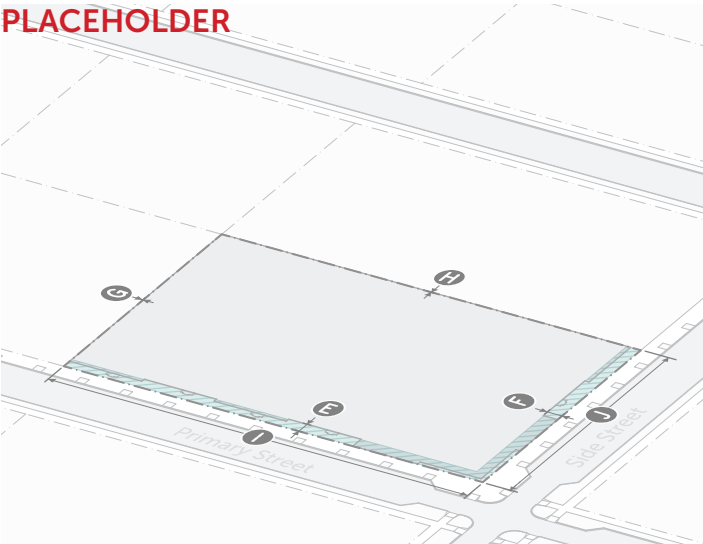
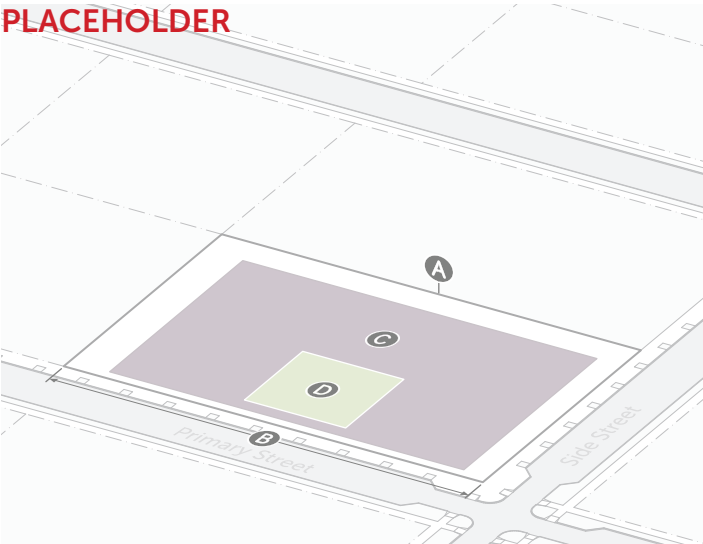
PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.5.3. **MX5** MIXED USE GENERAL 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

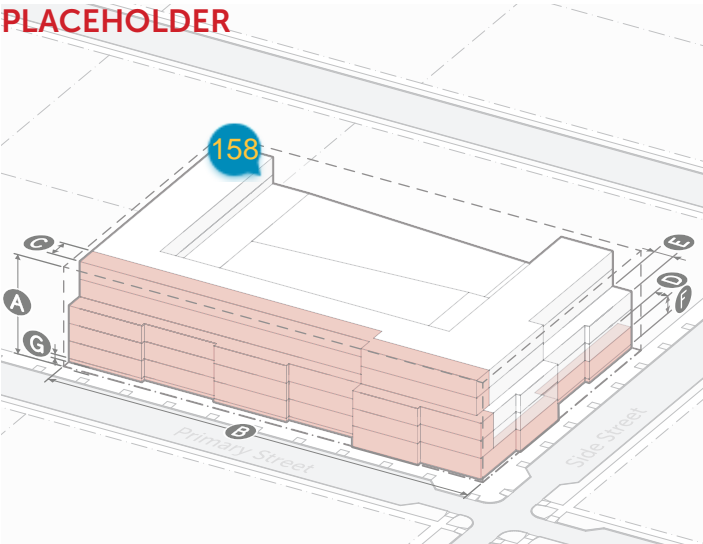
5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	80%
J Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
MRC-1, C-1, Some SPIs

MX5 MIXED USE GENERAL 5

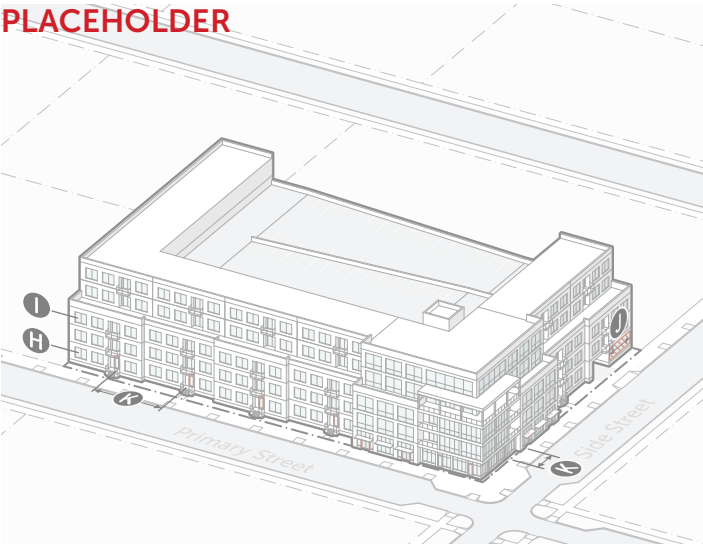
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	1.5 GLA
With bonus	3.0 GLA
A Building height (max stories/feet)	5 stories / 70'
B Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
C Primary street	All stories / 20'
D Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	
Residential	10'
Nonresidential	14'
F Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## #158

Posted by **Hernan Bello** on **06/19/2024** at **10:23am** [Comment ID: 160] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Strongly in support of limiting height maximums for neighborhood commercial zone such as C1.

Reply by **SiteAdmin** on **06/20/2024** at **12:02pm** [Comment ID: 161] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

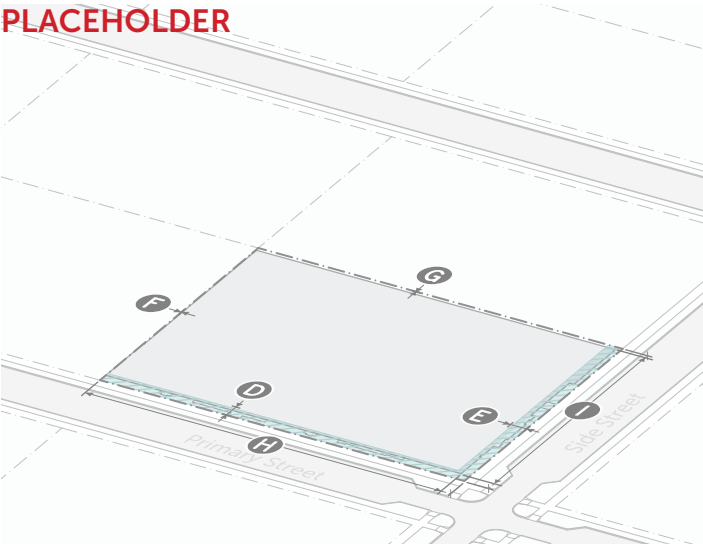
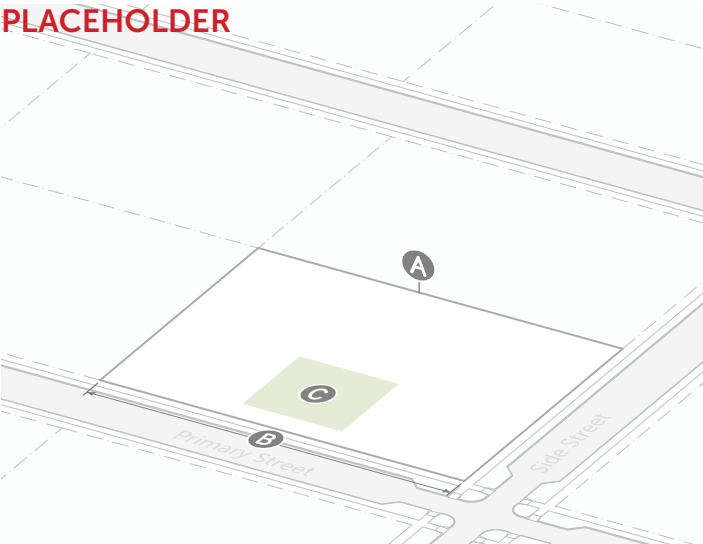
Thank you for the feedback.

You might also want to look at MS2 and MS3, which correspond to the existing Neighborhood Commercial zoning districts.



SEC. 2.5.4. **MX8** MIXED USE GENERAL 8

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	80%
J Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

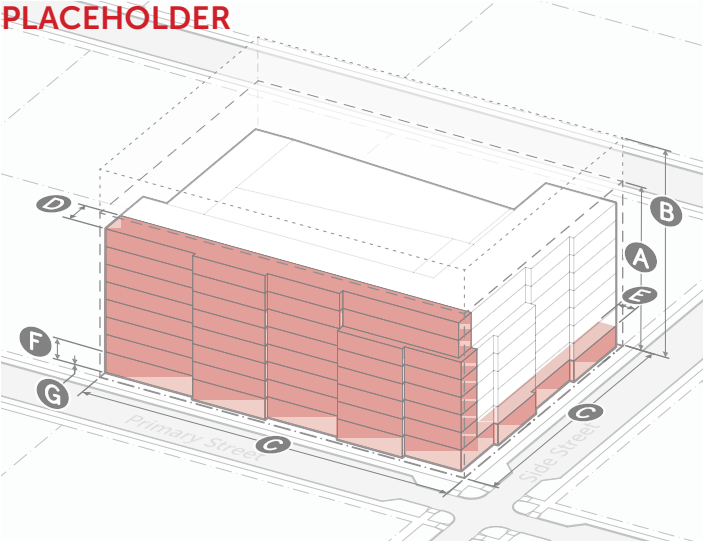
EXISTING DISTRICTS:

Some SPIs

MX8 MIXED USE GENERAL 8

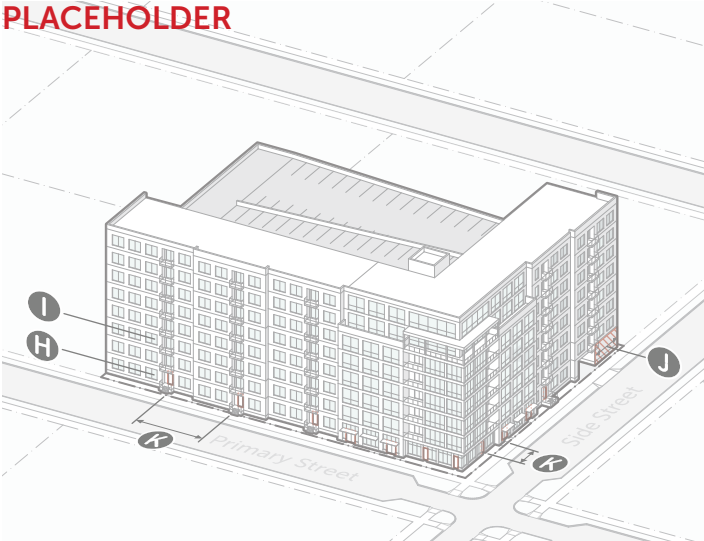
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	2.0 GLA
With bonus	3.5 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	8 stories / 115'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 20'
E Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

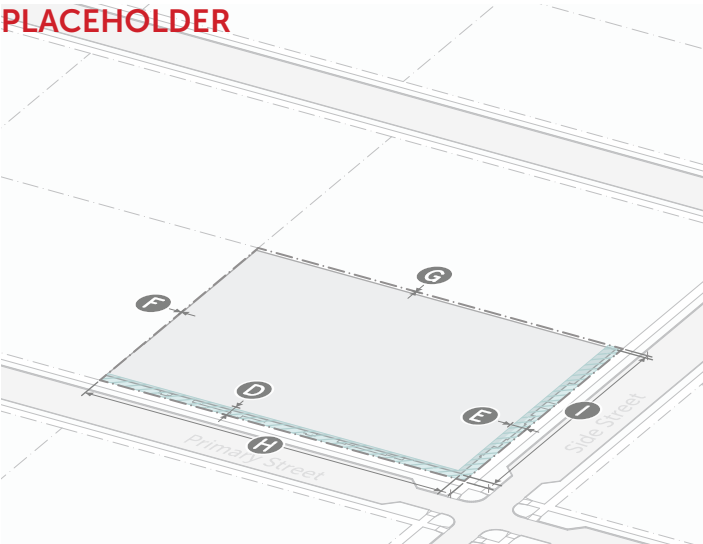
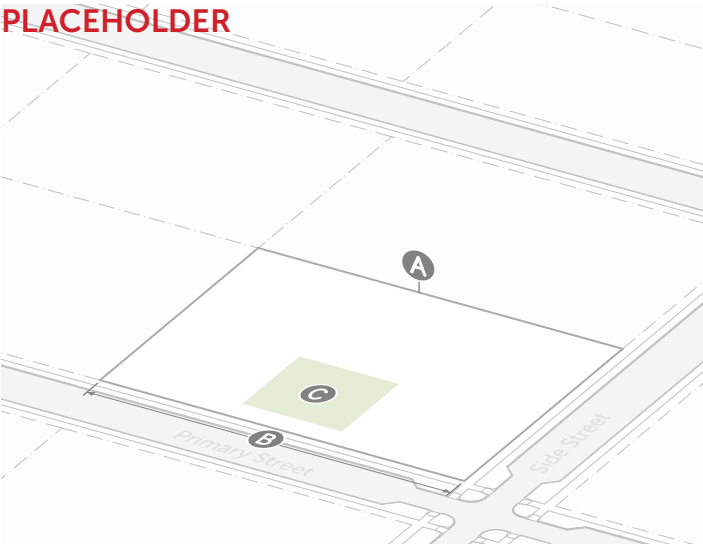
PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.5.5. **MX10** MIXED USE GENERAL 10

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	80%
J Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

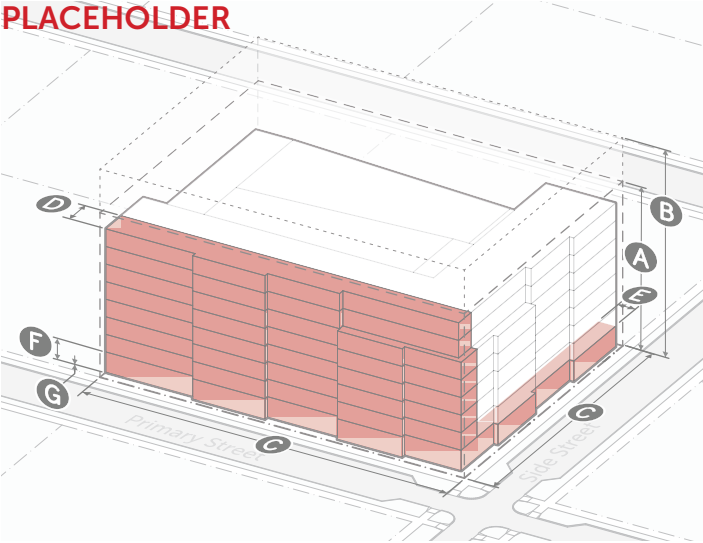
EXISTING DISTRICTS:

Some SPIs

MX10 MIXED USE GENERAL 10

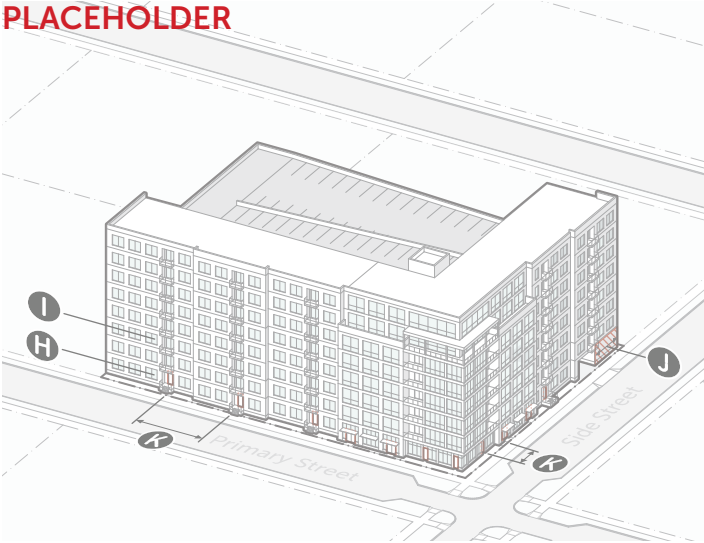
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	2.5 GLA
With bonus	4.0 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	10 stories / 140'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 20'
E Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

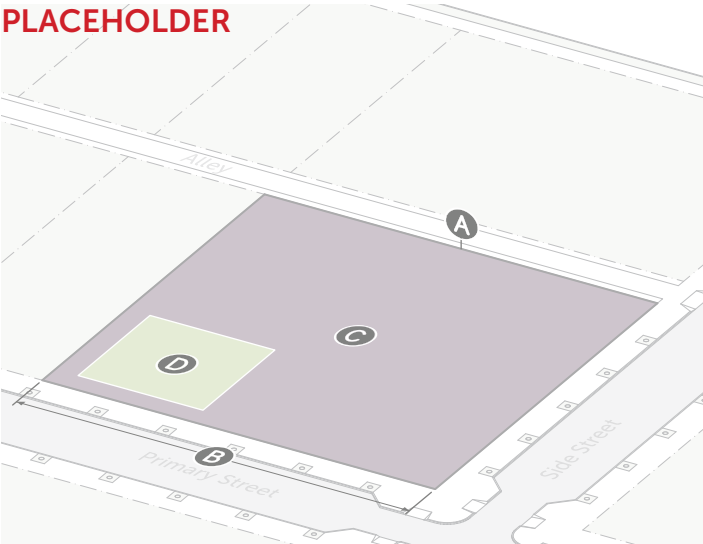
PLACEHOLDER



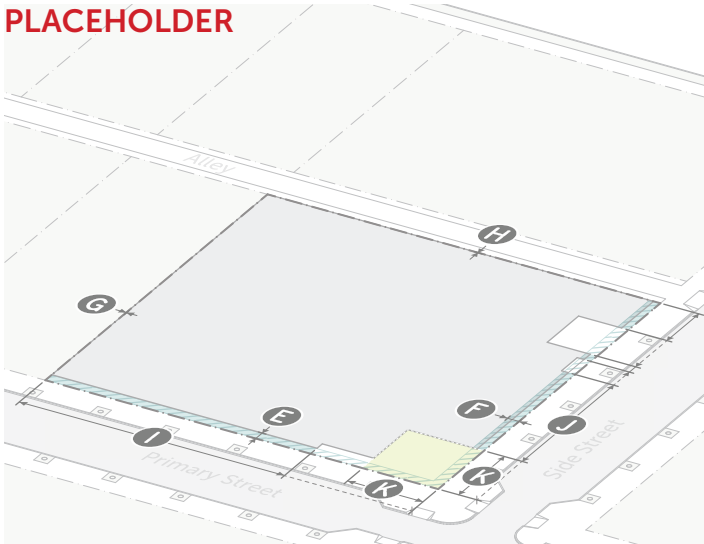
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.5.6. **MX15** MIXED USE GENERAL 15

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

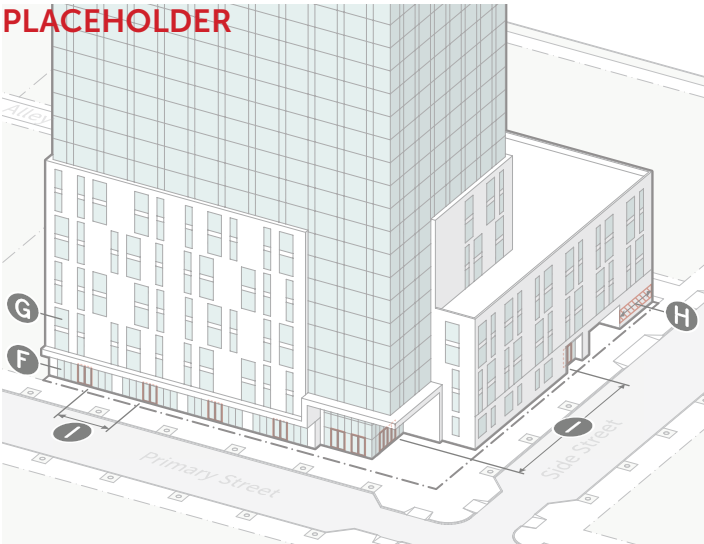
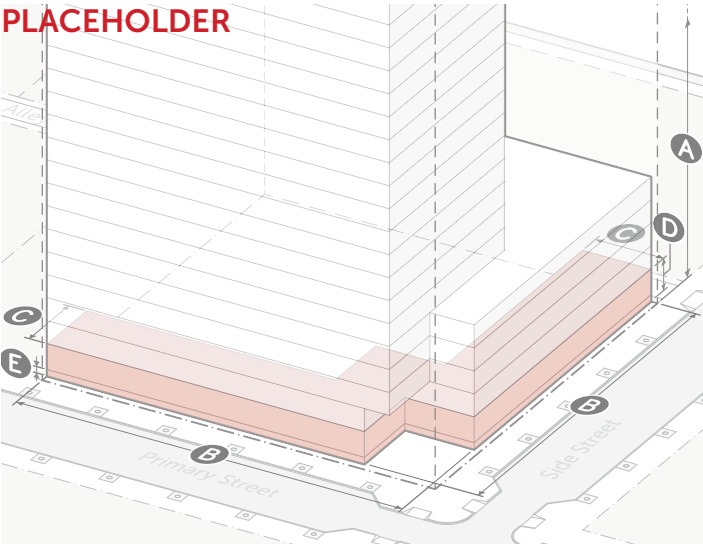


5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	80%
J Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
MRC-2, C-2, Some SPLs

MX15 MIXED USE GENERAL 15

B. Building Standards



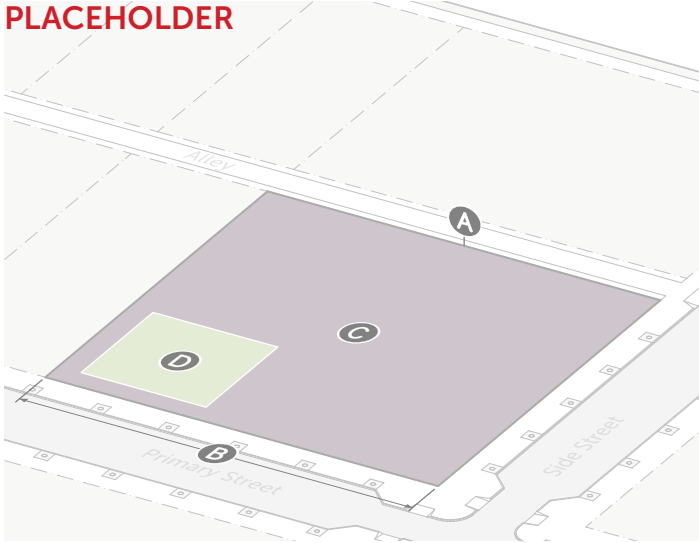
1. Massing	Sec. XX.XX.
FAR (max)	
Base	3.0 GLA
With bonus	4.5 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	15 stories / 210'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 20'
E Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## SEC. 2.5.7. **MX25** MIXED USE GENERAL 25

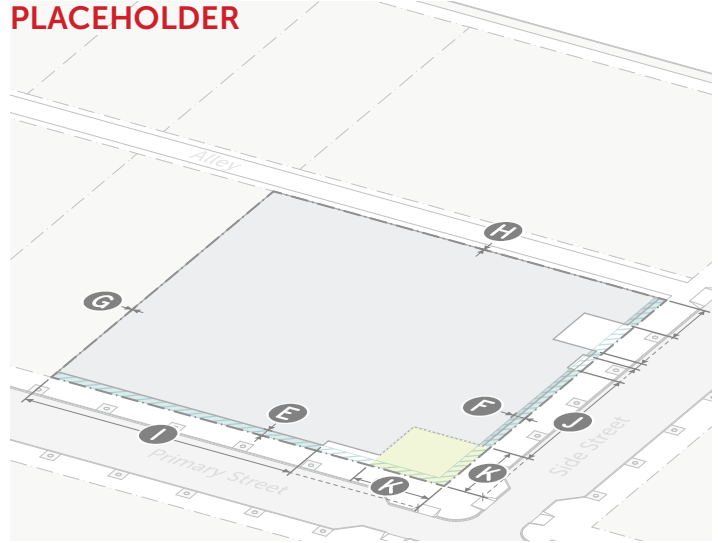
### A. Lot Standards

#### PLACEHOLDER



1. Lot Size	Sec. XX.XX.
<b>A</b> Area (min)	None
<b>B</b> Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
<b>D</b> Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not required

#### PLACEHOLDER



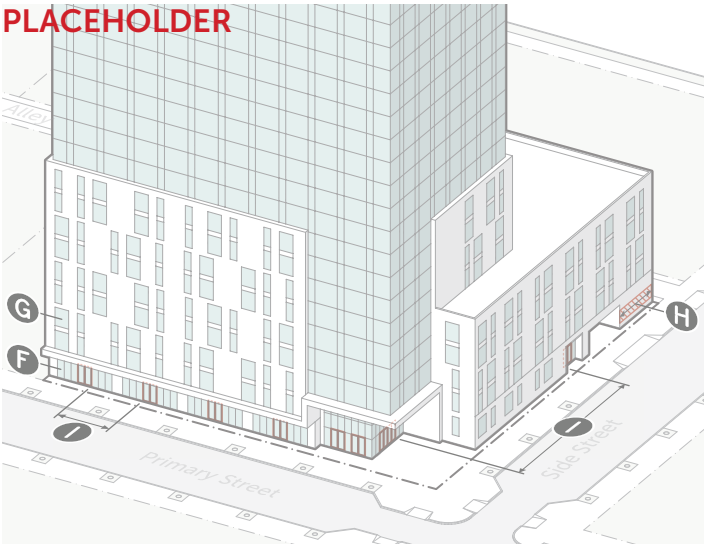
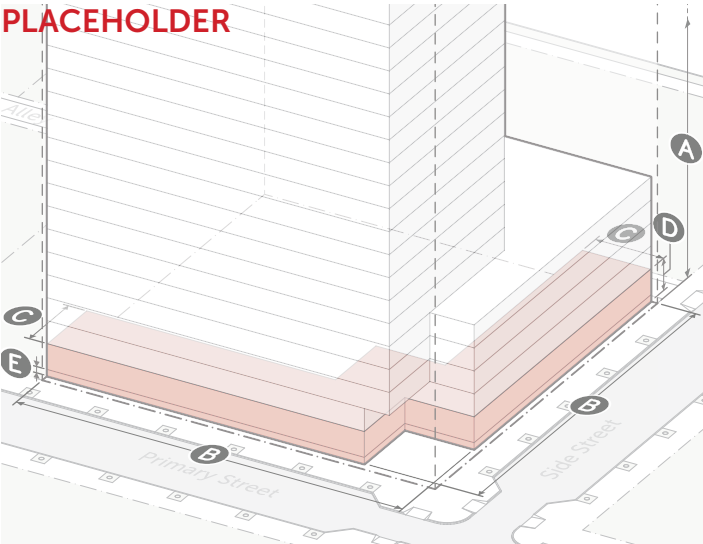
5. Building Setbacks	Sec. XX.XX.
<b>E</b> Primary street (min/max)	0' / 10'
<b>F</b> Side street (min/max)	0' / 10'
<b>G</b> Side (min)	0'
<b>H</b> Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
<b>I</b> Primary street	80%
<b>J</b> Side street	60%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'



EXISTING DISTRICTS:  
MRC-3, C-3

MX25 MIXED USE GENERAL 25

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	
Base	5.0 GLA
With bonus	8.5 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	25 stories / 350'
C Building width (max)	275'
2. Activation	
Active depth (min stories/feet)	
D Primary street	All stories / 20'
E Side street	All stories / 10'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Ground story elevation (min/max)	
Residential	0' / 4'
Nonresidential	-2' / 4'

	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	





## DIVISION 2.6. **MIXED USE SHOPFRONT DISTRICTS**

### Sec. 2.6.1. **Summary of Districts**

Mixed Use Shopfront districts are intended to accommodate low-, moderate-, and higher-intensity buildings with a variety of residential, retail, service, and other commercial uses in a vibrant, pedestrian-oriented storefront environment. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories. <sup>159</sup>

Mixed Use Shopfront districts are generally intended for areas designated as Growth-Cluster and Growth-Core, and some areas designated as Growth-Corridor, in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

<b>MIXED USE SHOPFRONT DISTRICTS SUMMARY</b>				
<b>DISTRICT</b>	<b>LOT WIDTH (min)</b>	<b>FAR (max)</b>	<b>HEIGHT (max)</b>	<b>BUILDING WIDTH (max)</b>
<b>MS2</b>	None	1.0 GLA, 3.0 GLA with bonus	2 stories / 30'	175'
<b>MS3</b>	None	1.0 GLA, 3.0 GLA with bonus	3 stories / 45'	175'
<b>MS5</b>	None	1.5 GLA, 3.5 GLA with bonus	5 stories / 70'	175'
<b>MS8</b>	None	2.0 GLA, 4.0 GLA with bonus	8 stories / 115'	175'
<b>MS10</b>	None	2.5 GLA, 4.5 GLA with bonus	10 stories / 140'	175'
<b>MS15</b>	None	3.0 GLA, 5.0 GLA with bonus	15 stories / 210'	175'
<b>MX25</b>	None	5.0 GLA, 9.0 GLA with bonus	25 stories / 350'	175'

## #159

Posted by **Grace Roth** on **09/10/2024** at **4:05pm** [Comment ID: 523] - [Link](#)

*Agree: 0, Disagree: 0*

I feel like we may want to encourage some variety in shopfronts - not all big windows are inviting. Sometimes something cozier could be more approachable.

Reply by **SiteAdmin** on **09/11/2024** at **9:05am** [Comment ID: 538] - [Link](#)

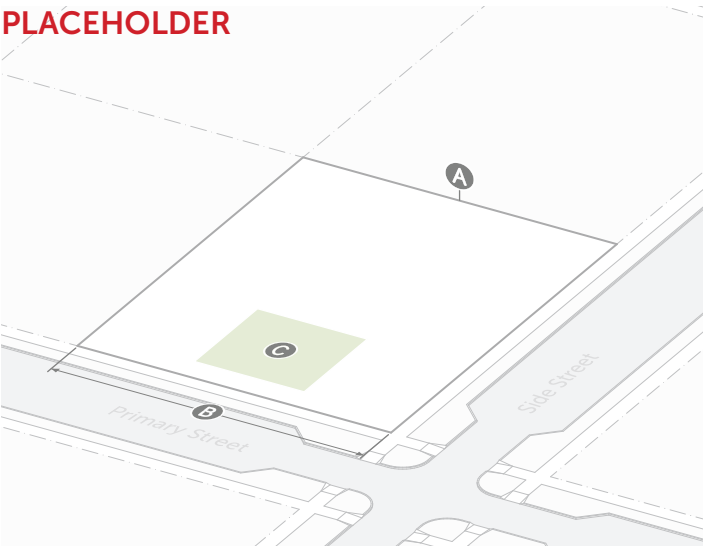
*Answer*

*Agree: 0, Disagree: 0*

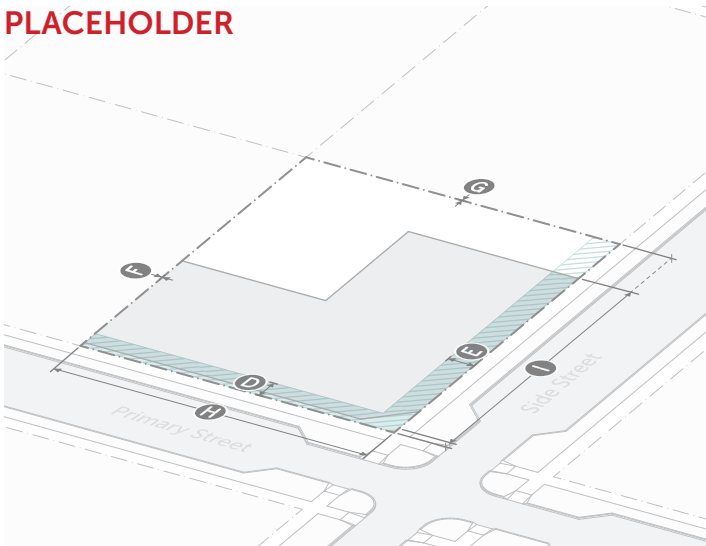
Thank you for your suggestion.

SEC. 2.6.2. **MS2** MIXED USE SHOPFRONT 2

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	
Up to 1 acre	5%
Over 1 acre	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



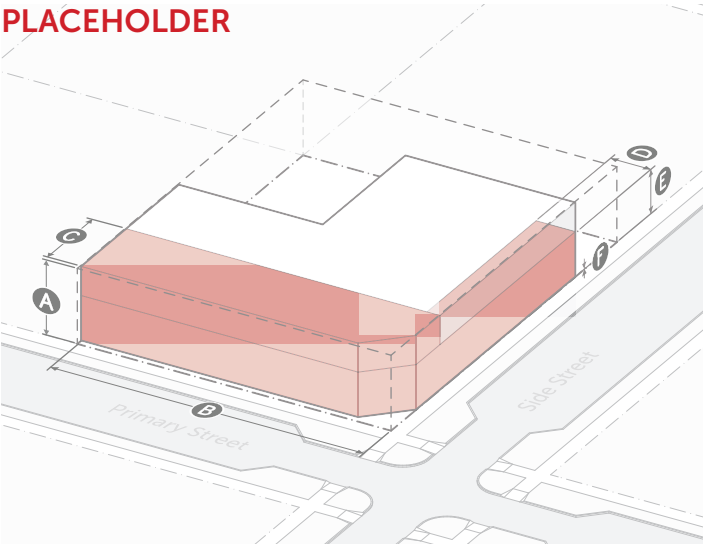
5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	0' / 10'
E Side street (min/max)	0' / 10'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	85%
I Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
NC

MS2 MIXED USE SHOPFRONT 2

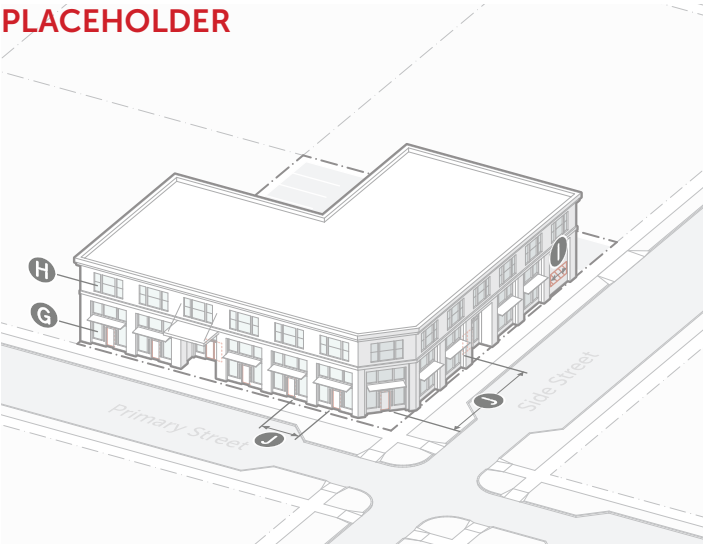
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	1.0 GLA
With bonus	3.0 GLA
A Building height (max stories/feet)	2 stories / 30'
B Building width (max)	175'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
C Primary street	All stories / 30'
D Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	14'
F Ground story elevation (min/max)	-2' / 4'

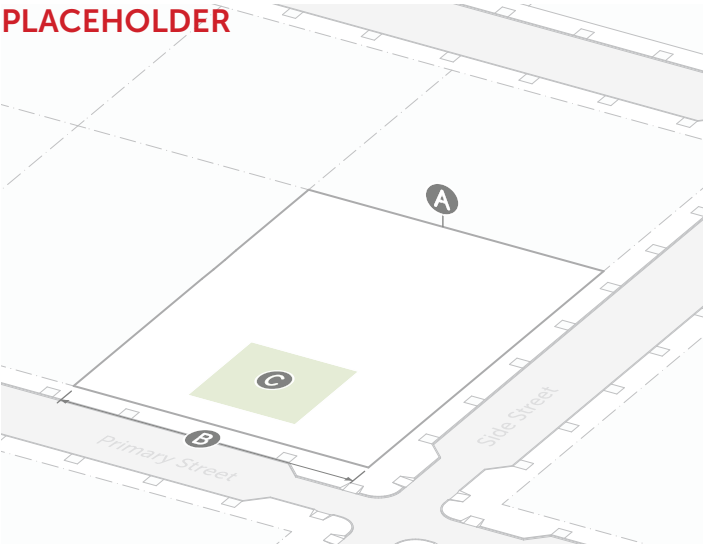
PLACEHOLDER



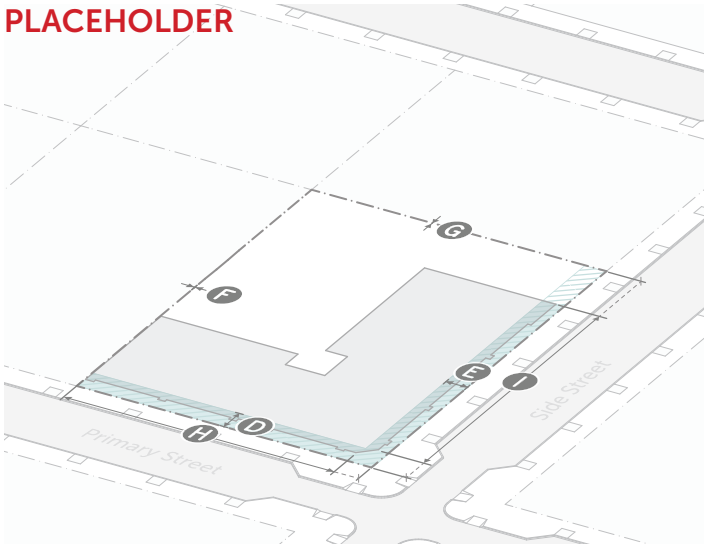
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)	70%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.3. **MS3** MIXED USE SHOPFRONT 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



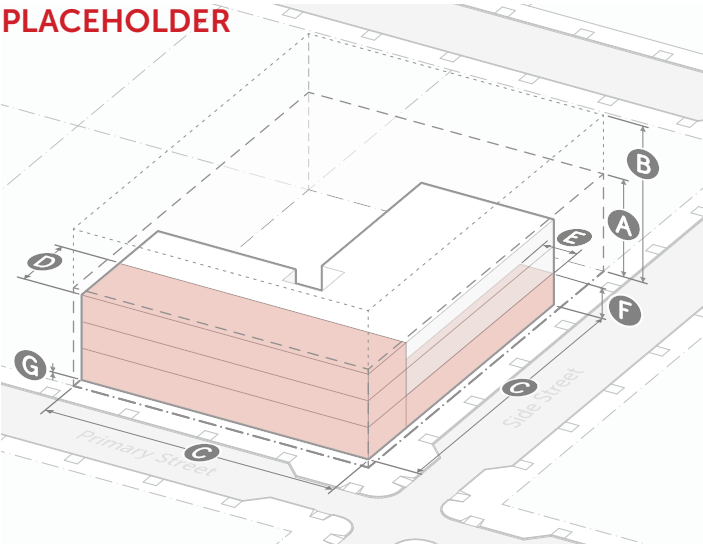
5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	0' / 10'
E Side street (min/max)	0' / 10'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	85%
I Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
NC

MS3 MIXED USE SHOPFRONT 3

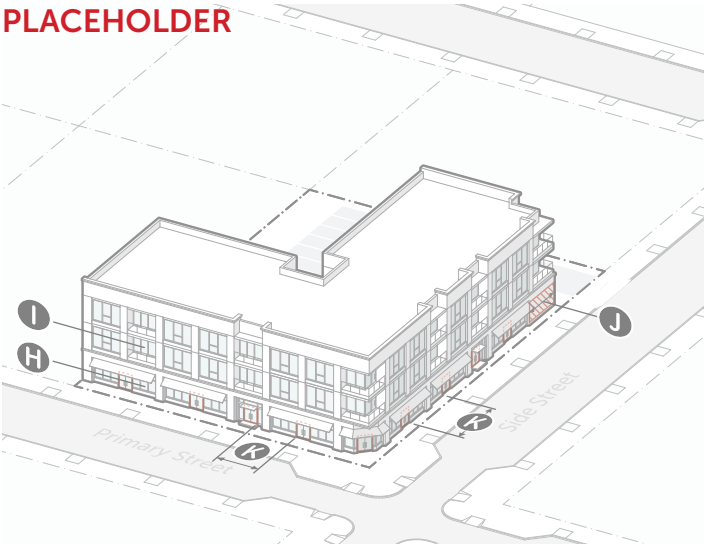
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	1.5 GLA
With bonus	3.5 GLA
A Building height (max stories/feet)	3 stories / 45'
C Building width (max)	175'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 30'
E Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	14'
G Ground story elevation (min/max)	-2' / 4'

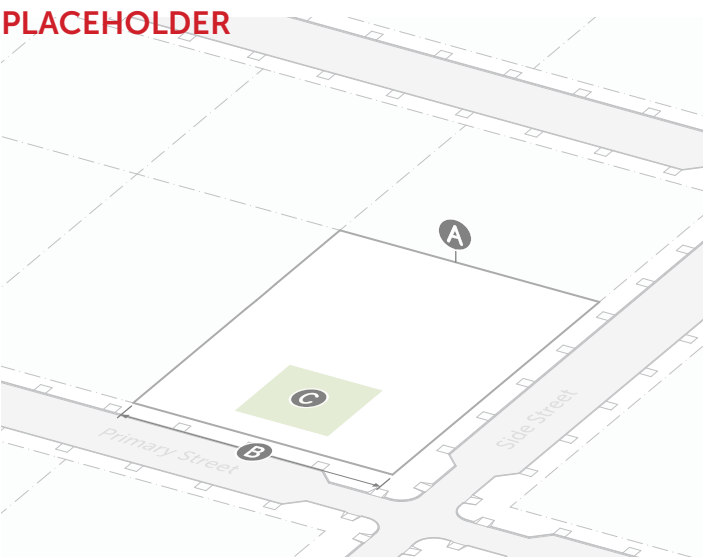
PLACEHOLDER



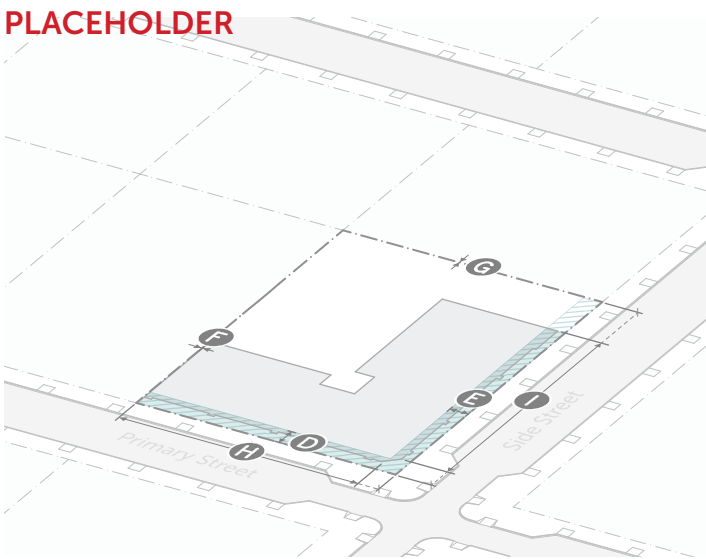
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)	70%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.4. **MS5** MIXED USE SHOPFRONT 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	0' / 10'
E Side street (min/max)	0' / 10'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Low
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	85%
I Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

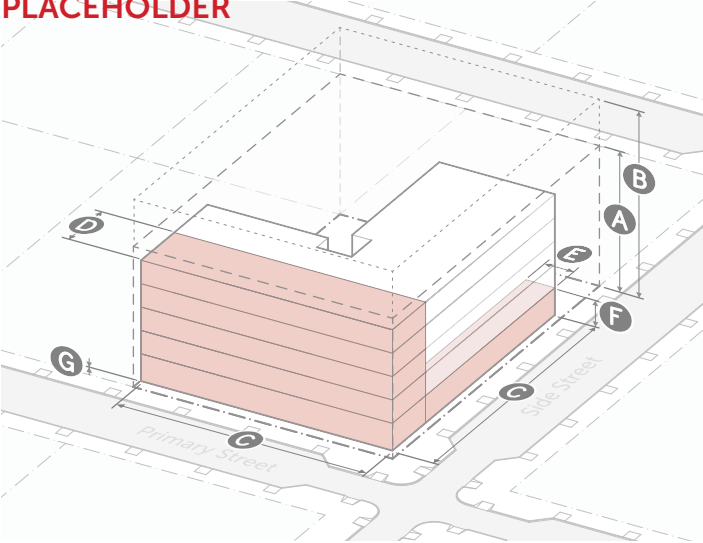


EXISTING DISTRICTS:  
MRC-1, C-1, Some SPLs

MS5 MIXED USE SHOPFRONT 5

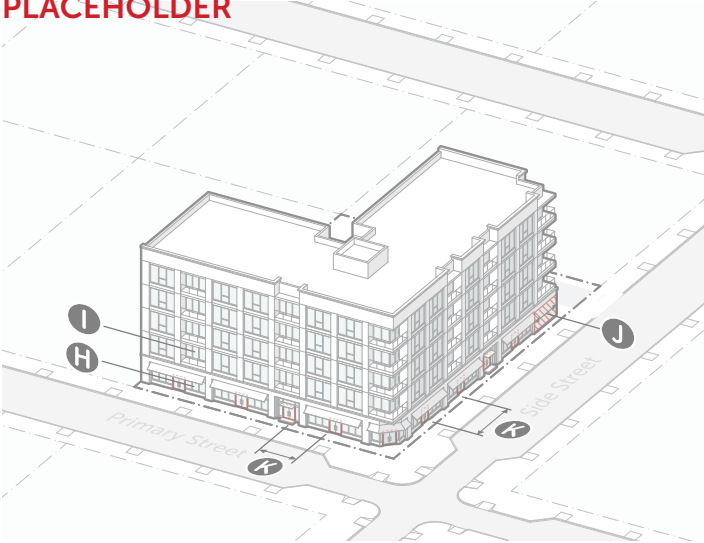
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	1.5 GLA
With bonus	3.5 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	5 stories / 70'
C Building width (max)	175'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 30'
E Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	14'
G Ground story elevation (min/max)	-2' / 4'

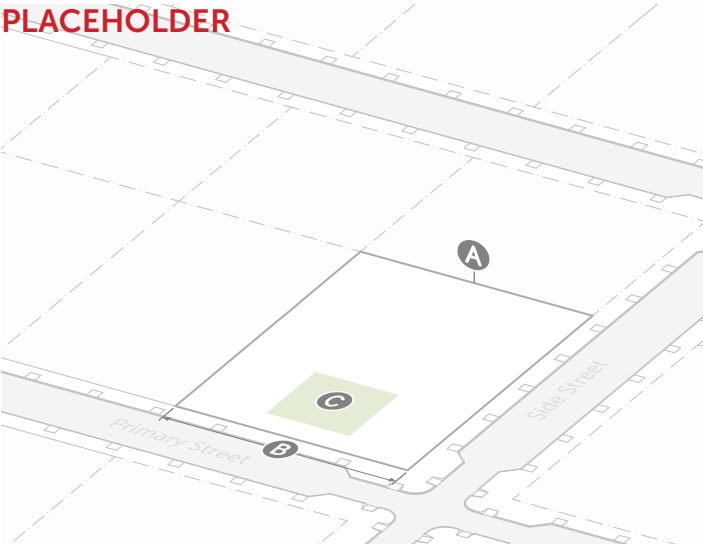
PLACEHOLDER



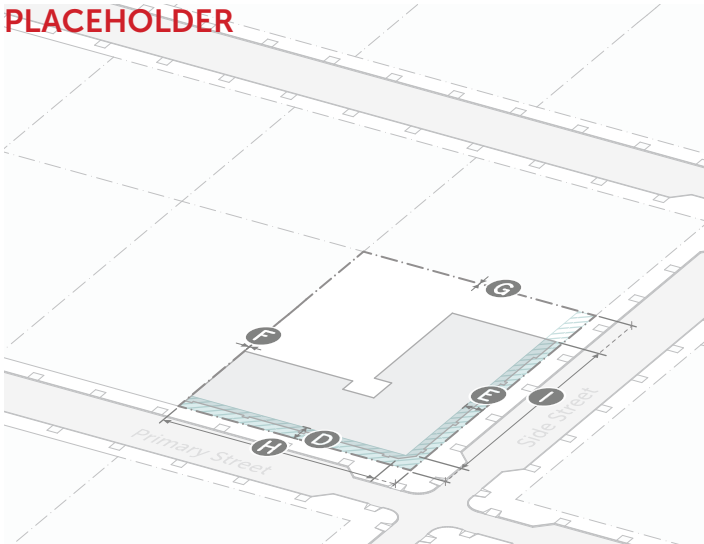
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)	70%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.5. **MS8** MIXED USE SHOPFRONT 8

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	0' / 10'
E Side street (min/max)	0' / 10'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	85%
I Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

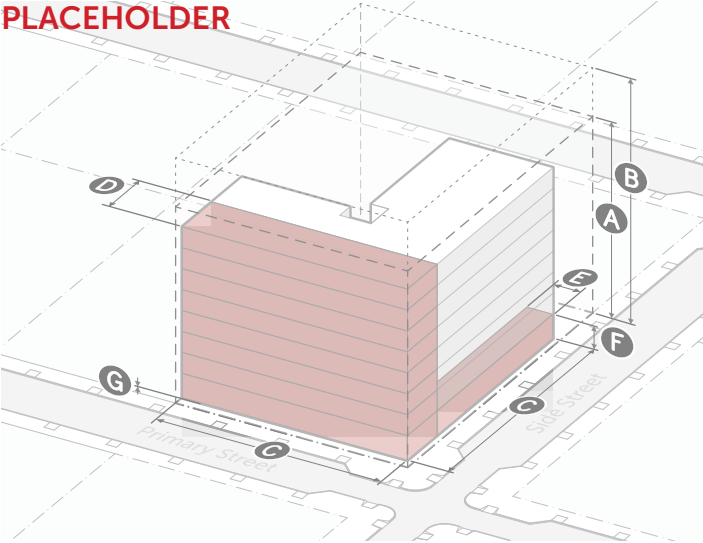
EXISTING DISTRICTS:

Some SPIs

MS8 MIXED USE SHOPFRONT 8

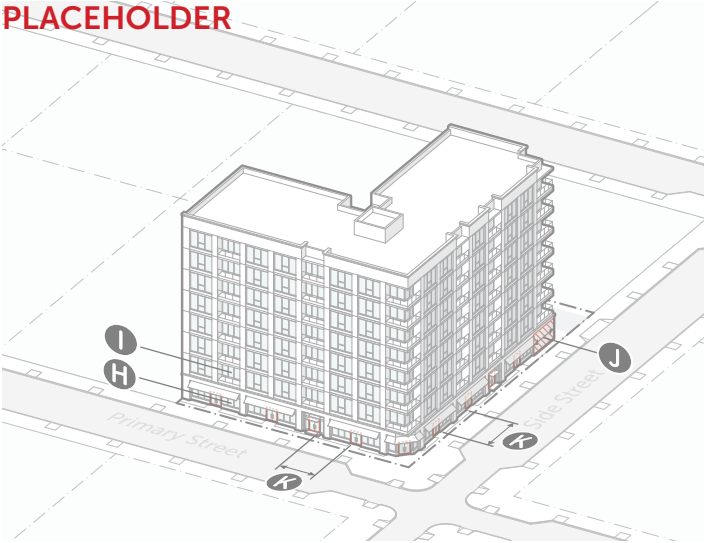
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	2.0 GLA
With bonus	4.0 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	8 stories / 115'
C Building width (max)	175'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 30'
E Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	14'
G Ground story elevation (min/max)	-2' / 4'

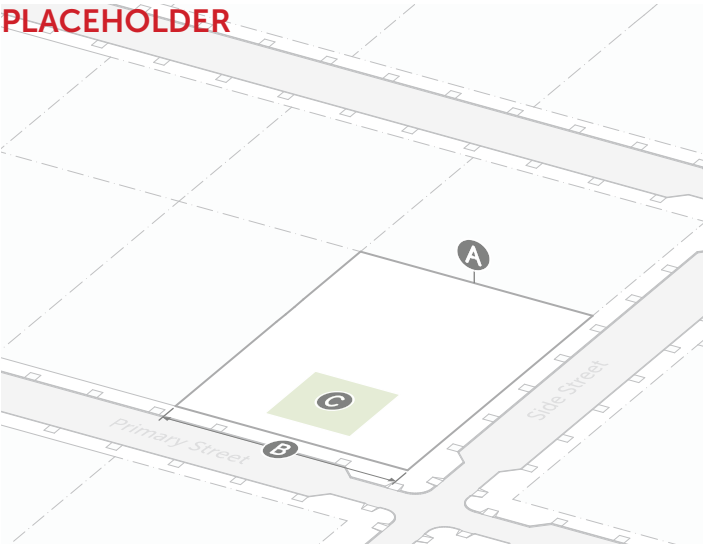
PLACEHOLDER



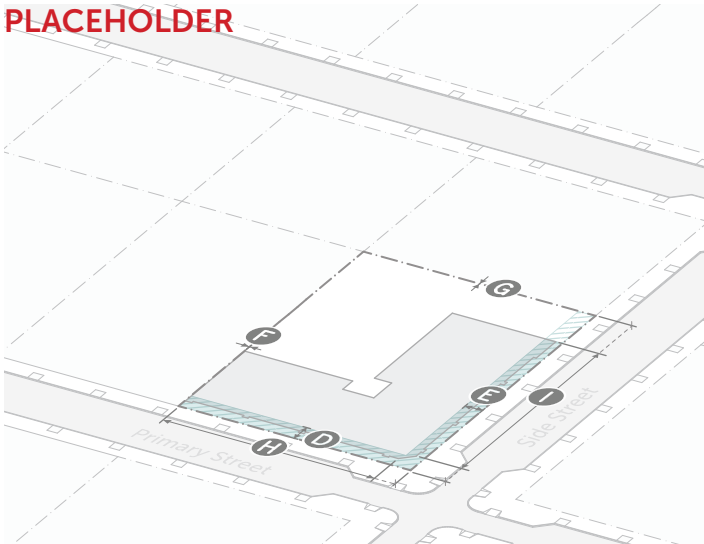
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)	70%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.6. **MS10** MIXED USE SHOPFRONT 10

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	0' / 10'
E Side street (min/max)	0' / 10'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
H Primary street	85%
I Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

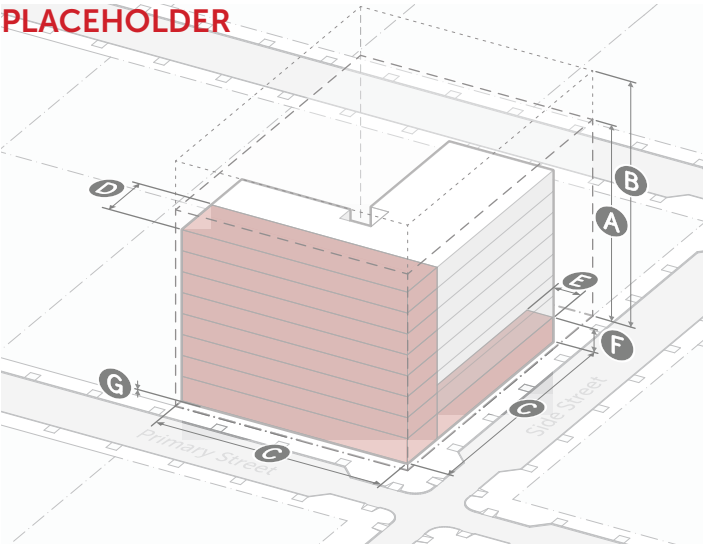
EXISTING DISTRICTS:

Some SPIs

MS10 MIXED USE SHOPFRONT 10

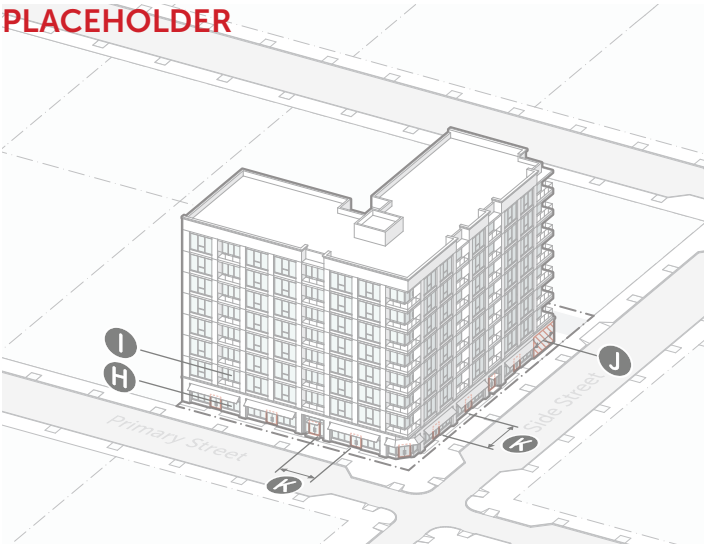
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	
Base	2.5 GLA
With bonus	4.5 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	10 stories / 140'
C Building width (max)	175'
2. Activation	Sec. XX.XX.
Active depth (min stories/feet)	
D Primary street	All stories / 30'
E Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
F Ground story height (min)	14'
G Ground story elevation (min/max)	-2' / 4'

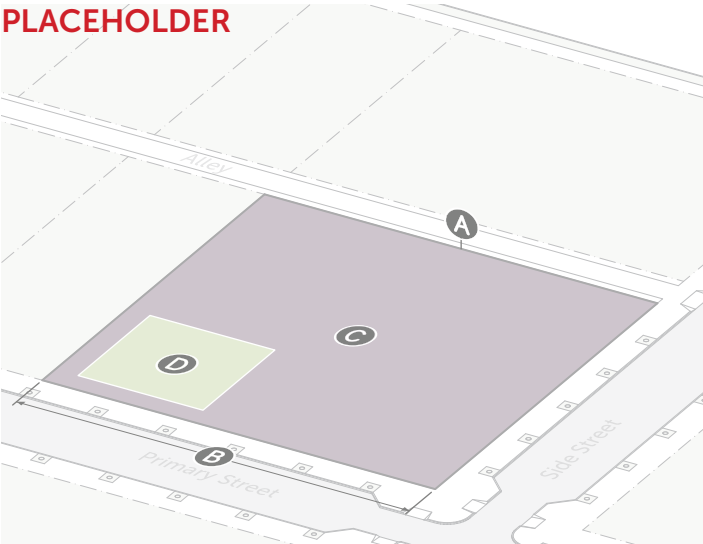
PLACEHOLDER



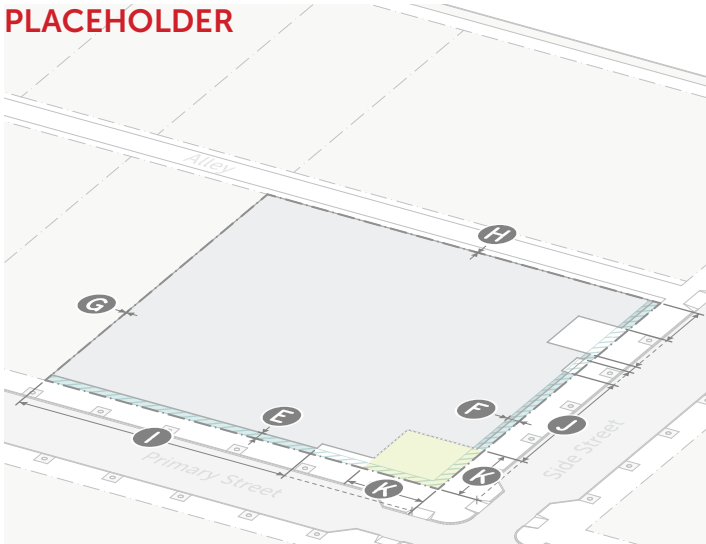
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
H Ground story (min)	70%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
K Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.7. **MS15** MIXED USE SHOPFRONT 15

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited

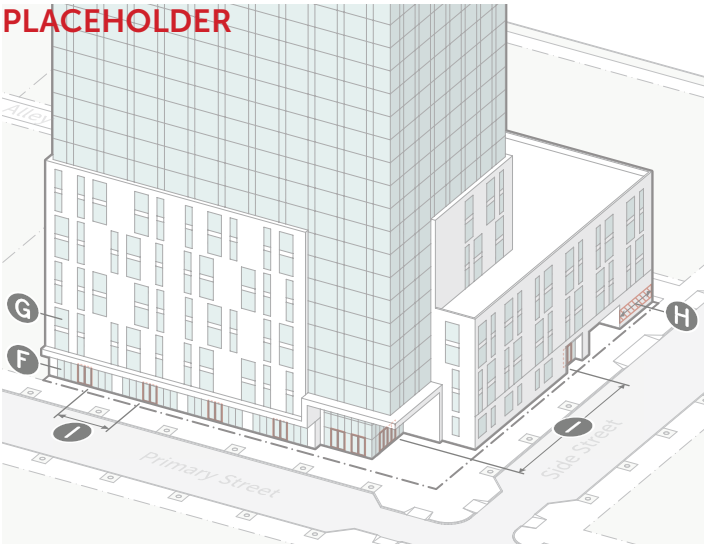
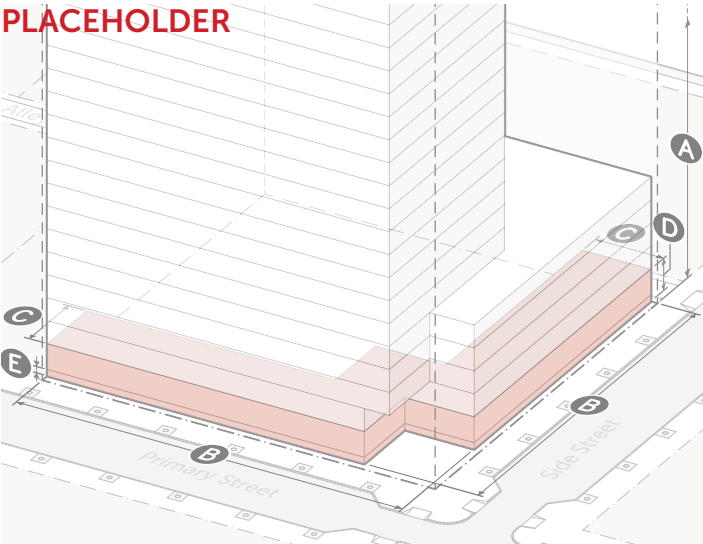


5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
Rear (min)	0'
H Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:  
MRC-2, C-2

MS15 MIXED USE SHOPFRONT 15

B. Building Standards

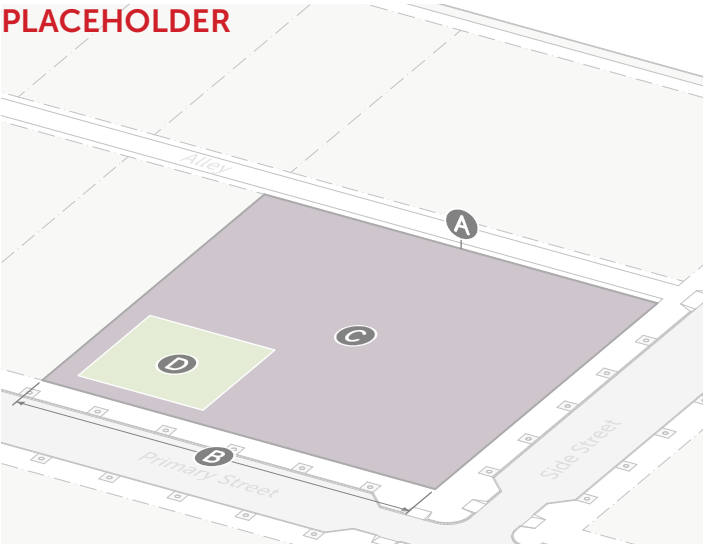


1. Massing	Sec. XX.XX.
FAR (max)	
Base	3.0 GLA
With bonus	5.0 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	15 stories / 210'
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'

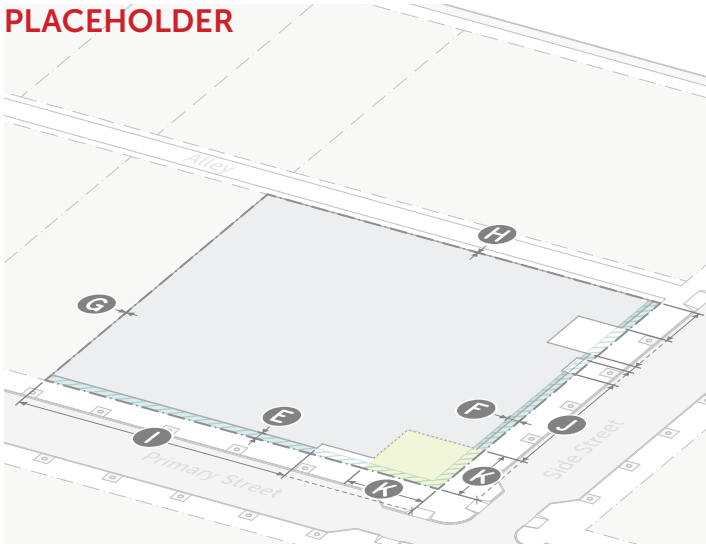
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)	70%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.6.8. MS25 MIXED USE SHOPFRONT 15

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	
Up to 1 acre	10%
Over 1 acre	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	Limited



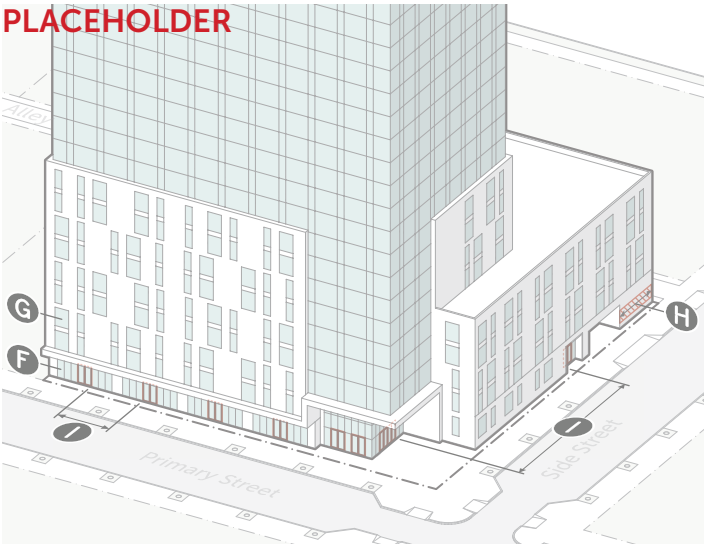
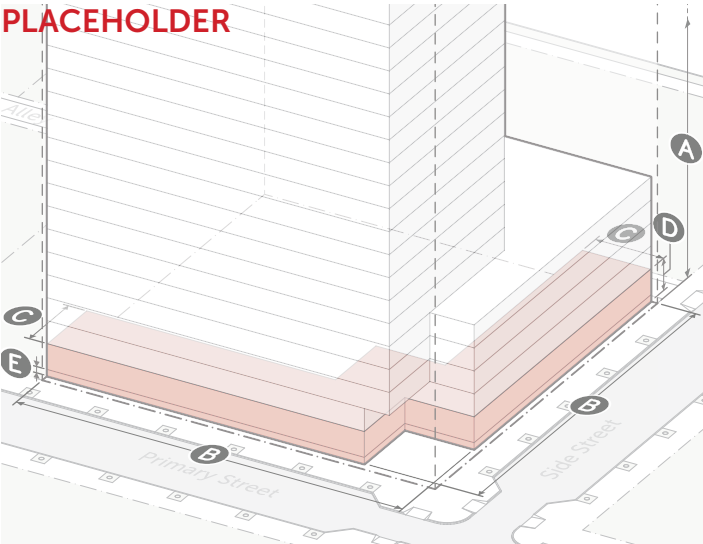
5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	0' / 10'
F Side street (min/max)	0' / 10'
G Side (min)	0'
Rear (min)	0'
H Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	High
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'



EXISTING DISTRICTS:  
MRC-3, C-3

MS25 MIXED USE SHOPFRONT 25

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	
Base	5.0 GLA
With bonus	9.0 GLA
A Building height (stories/feet)	
Minimum height	2 stories / 25'
Maximum height	25 stories / 350'
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'

	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)	70%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	



## DIVISION 2.7. **MIXED USE CORE DISTRICTS**

### Sec. 2.7.1. **Summary of Districts**

Mixed Use Core districts are intended to accommodate the City's most mixed-use and pedestrian-friendly environments. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories. Although buildings are allowed to be exclusively residential or commercial in use, the vertical mixing of uses is strongly encouraged.

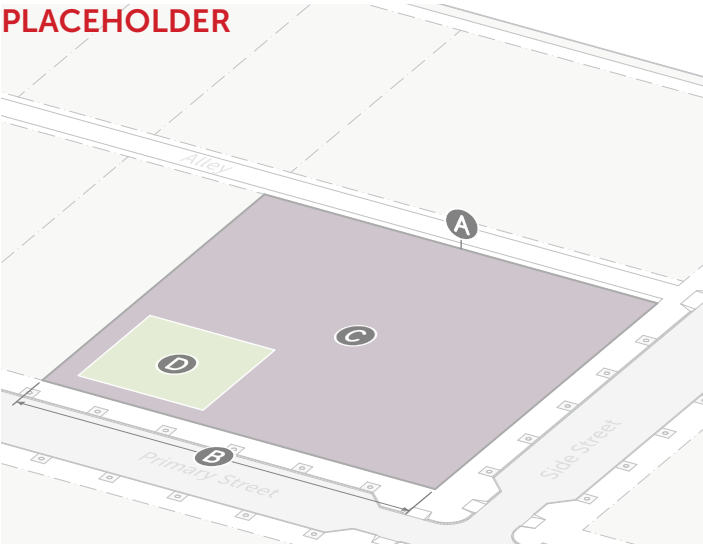
Mixed Use Core districts are intended for areas designated as Growth-Core in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

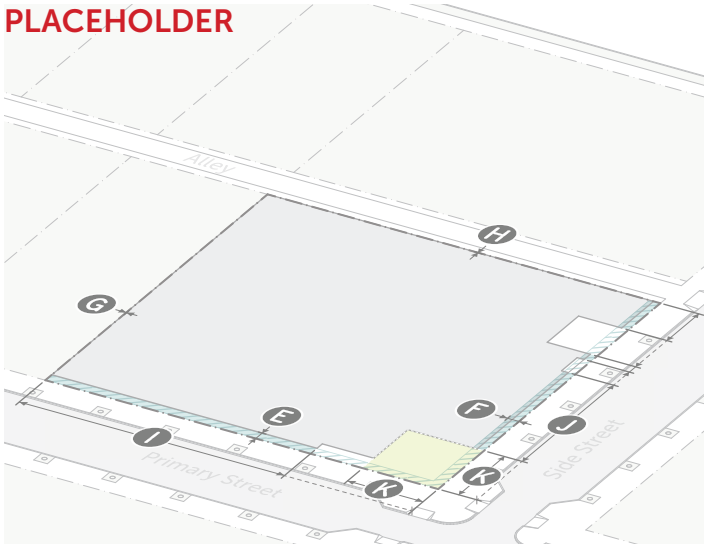
<b>MIXED USE CORE DISTRICTS SUMMARY</b>				
<b>DISTRICT</b>	<b>LOT WIDTH (min)</b>	<b>FAR (max)</b>	<b>HEIGHT (max)</b>	<b>BUILDING WIDTH (max)</b>
<b>MC1</b>	None	11.0 GLA	Unlimited	200'
<b>MC2</b>	None	17.0 GLA	Unlimited	200'
<b>MC3</b>	None	20.0 GLA	Unlimited	200'
<b>MC4</b>	None	35.0 GLA	Unlimited	200'

SEC. 2.7.2. MC1 MIXED USE CORE 1

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Primary street	Limited
Side street	
Residential	Required
Nonresidential	Not required

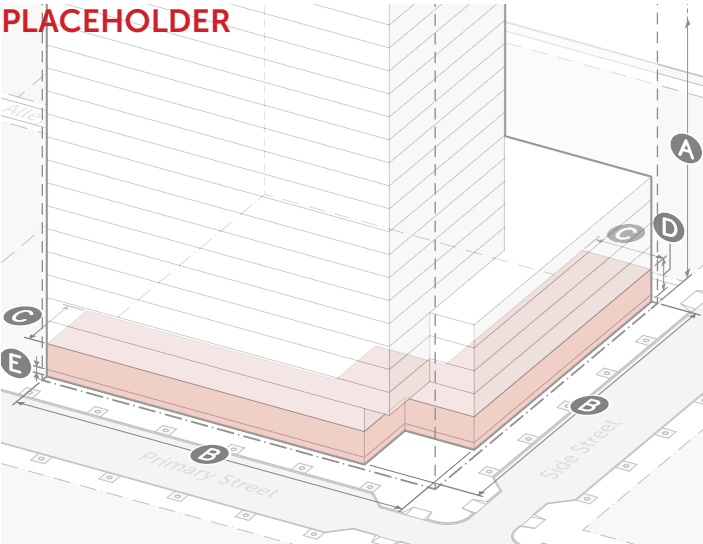


5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	See Streetscape Map
F Side street (min/max)	See Streetscape Map
G Side (min)	0'
H Rear / alley (min)	0'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3'
Nonresidential	0'
Side street yard height (max)	
Residential	3'
Nonresidential	0'
Side / rear yard height (max)	6'

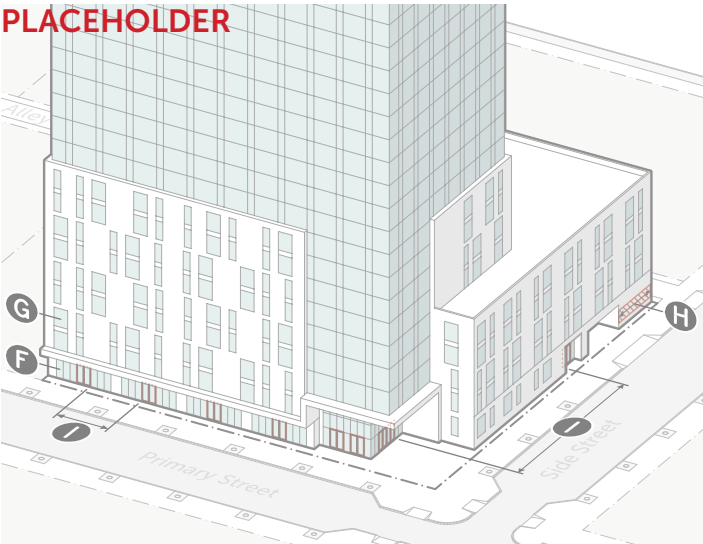
EXISTING DISTRICTS:  
C-4, SPI1-SA4

MC1 MIXED USE CORE 1

B. Building Standards



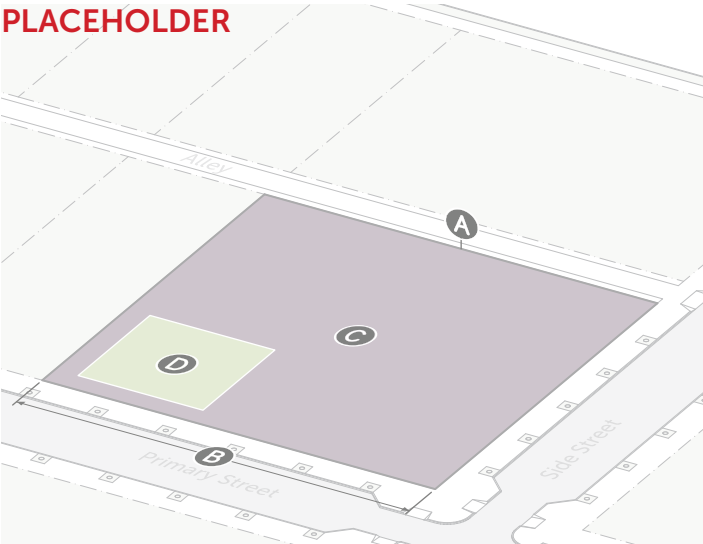
1. Massing	Sec. XX.XX.
FAR (max)	11.0 GLA
A Building height (stories/feet)	
Minimum height	3 stories / 35'
Maximum height	Unlimited
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'



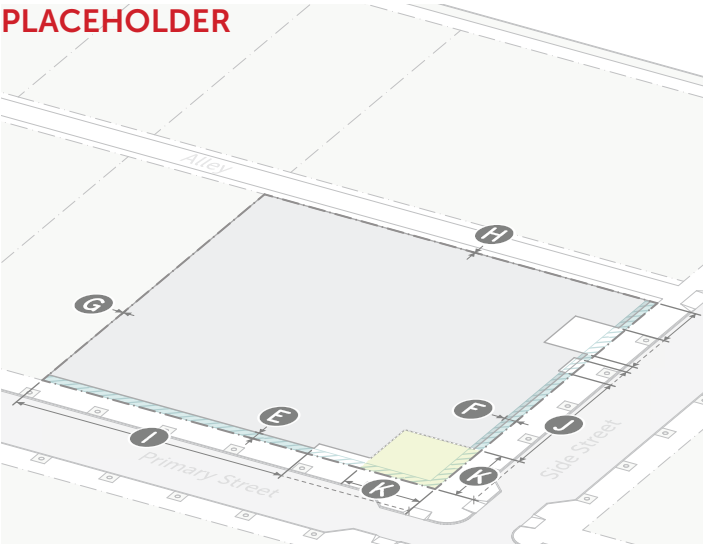
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	70%	30%
Nonresidential	70%	50%
G Upper story (min)	20%	20%
H Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.7.3. MC2 MIXED USE CORE 2

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Primary street	Limited
Side street	
Residential	Required
Nonresidential	Not required

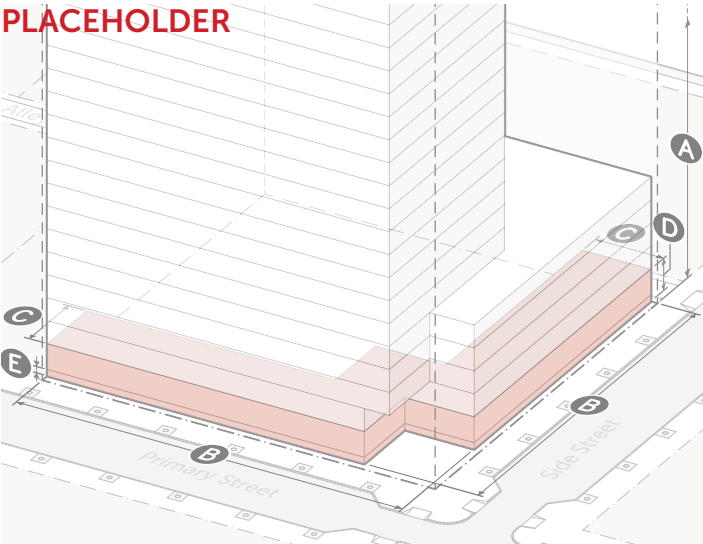


5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	See Streetscape Map
F Side street (min/max)	See Streetscape Map
G Side (min)	0'
H Rear / alley (min)	0'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3'
Nonresidential	0'
Side street yard height (max)	
Residential	3'
Nonresidential	0'
Side / rear yard height (max)	6'

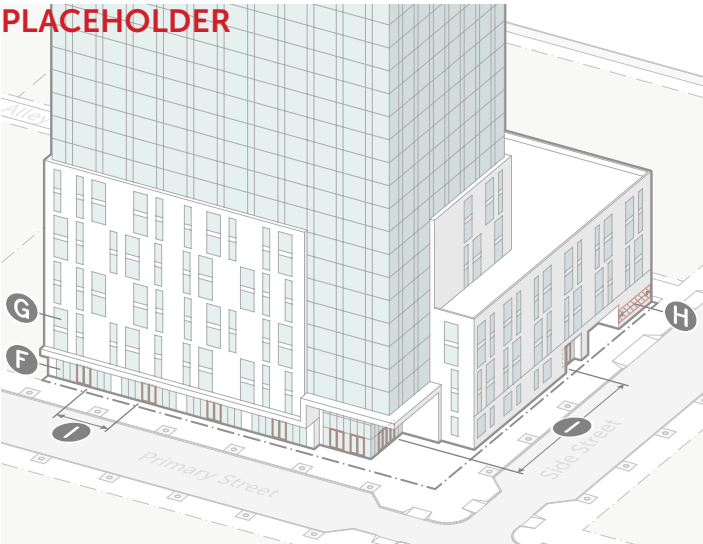
EXISTING DISTRICTS:  
C-5, SPI1-SA3

MC2 MIXED USE CORE 2

B. Building Standards



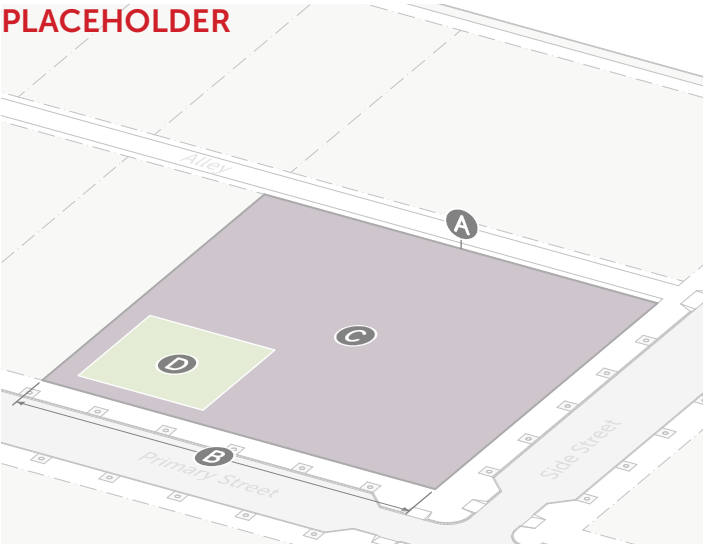
1. Massing	Sec. XX.XX.
FAR (max)	17.0 GLA
A Building height (stories/feet)	
Minimum height	3 stories / 35'
Maximum height	Unlimited
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'



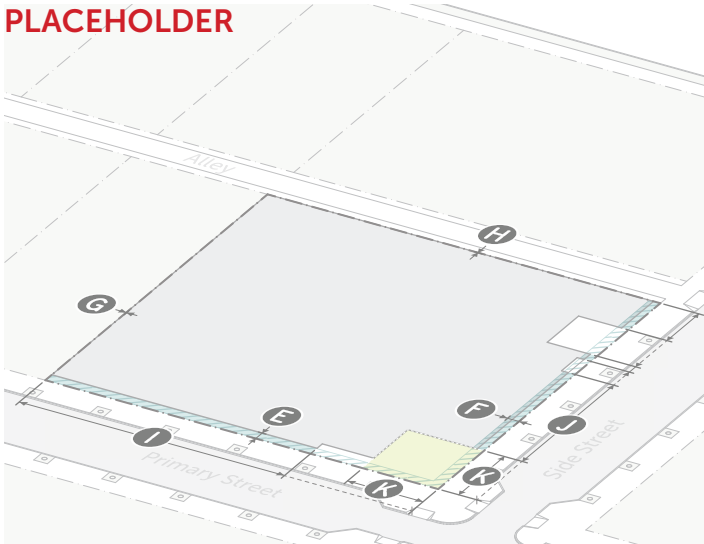
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	70%	30%
Nonresidential	70%	50%
G Upper story (min)	20%	20%
H Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.7.4. MC3 MIXED USE CORE 3

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Primary street	Limited
Side street	
Residential	Required
Nonresidential	Not required



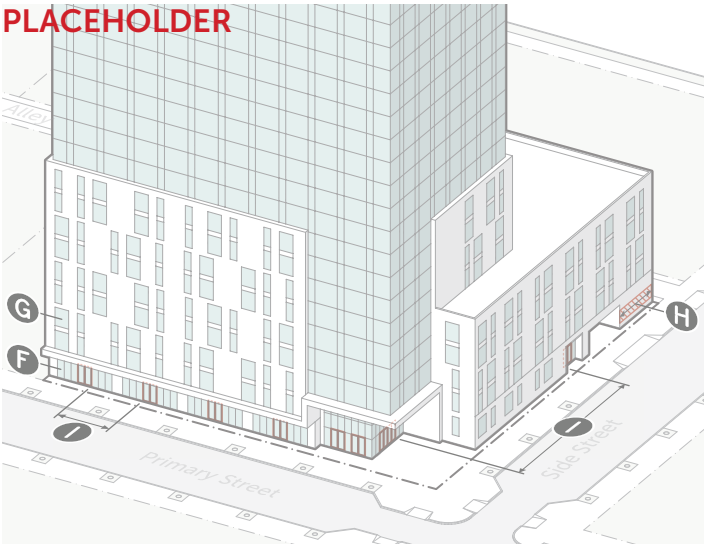
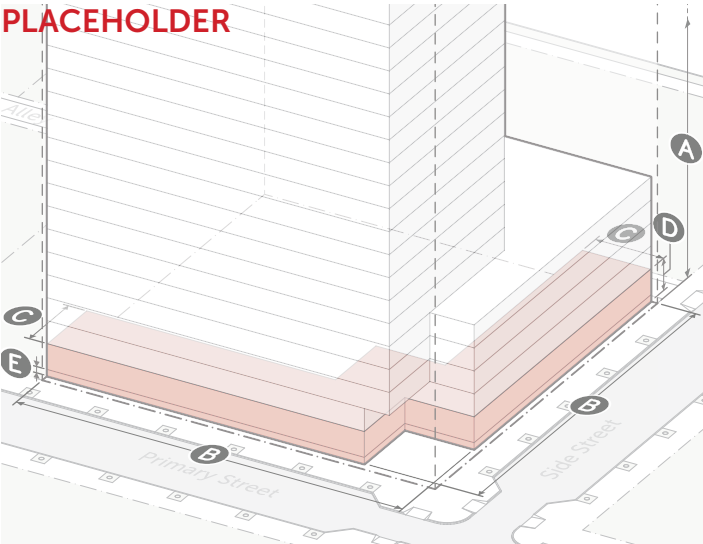
5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	See Streetscape Map
F Side street (min/max)	See Streetscape Map
G Side (min)	0'
H Rear / alley (min)	0'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3'
Nonresidential	0'
Side street yard height (max)	
Residential	3'
Nonresidential	0'
Side / rear yard height (max)	6'



EXISTING DISTRICTS:  
SPI1-SA2, SPI1-SA5

MC3 MIXED USE CORE 3

B. Building Standards

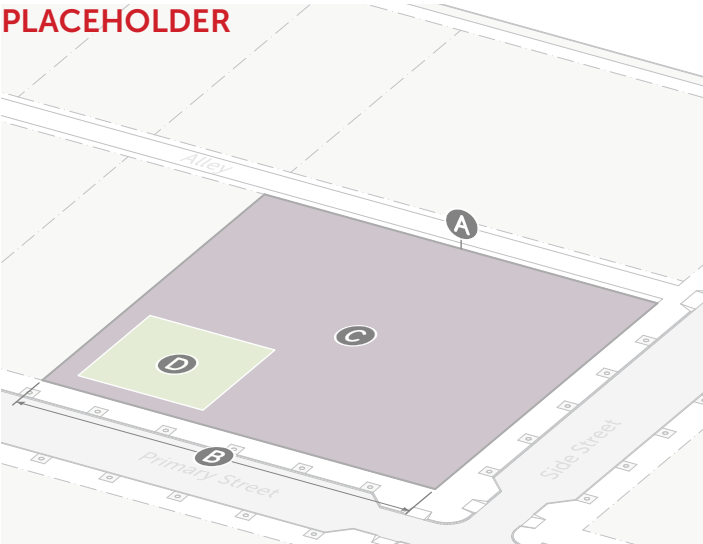


1. Massing	Sec. XX.XX.
FAR (max)	20.0 GLA
A Building height (stories/feet)	
Minimum height	3 stories / 35'
Maximum height	Unlimited
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'

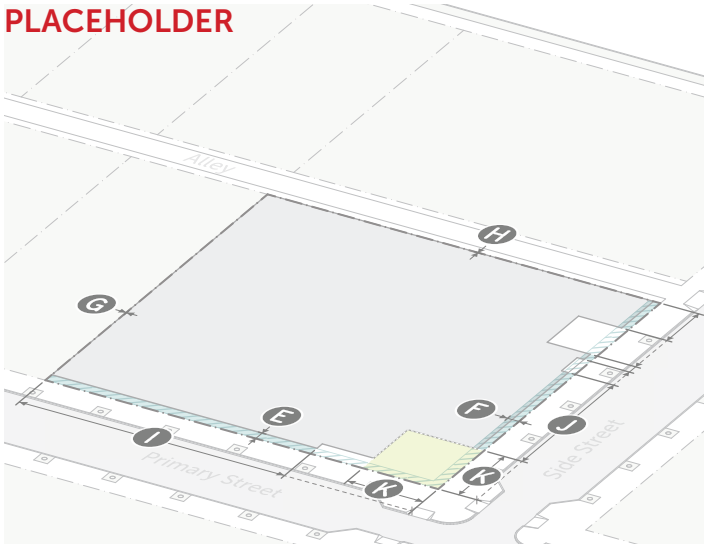
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	70%	30%
Nonresidential	70%	50%
G Upper story (min)	20%	20%
H Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.7.5. MC4 MIXED USE CORE 4

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Primary street	Limited
Side street	
Residential	Required
Nonresidential	Not required

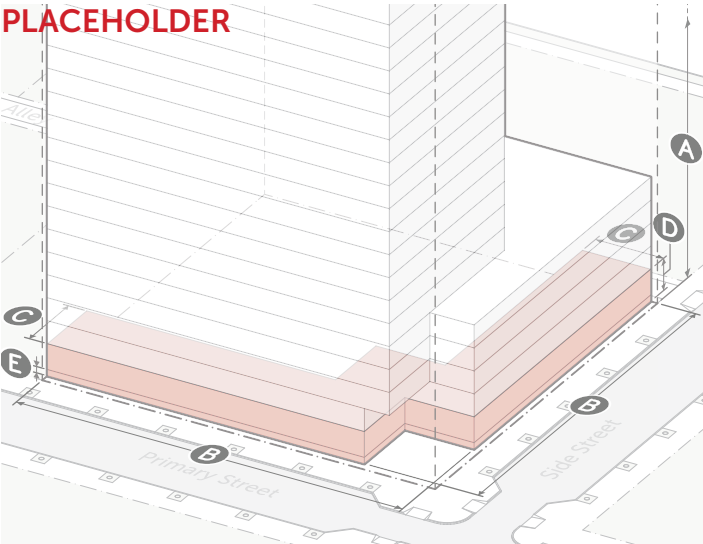


5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	See Streetscape Map
F Side street (min/max)	See Streetscape Map
G Side (min)	0'
H Rear / alley (min)	0'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	85%
J Side street	65%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3'
Nonresidential	0'
Side street yard height (max)	
Residential	3'
Nonresidential	0'
Side / rear yard height (max)	6'

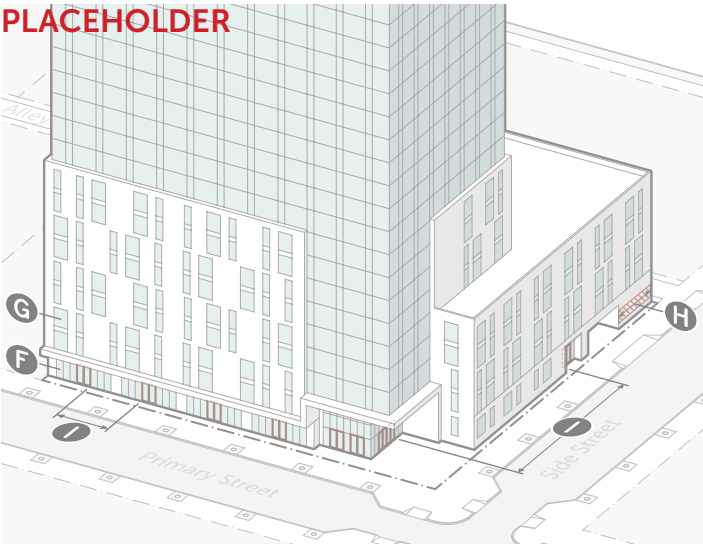
EXISTING DISTRICTS:  
SPI1-SA1, SPI1-SA6, SPI1-SA7

MC4 MIXED USE CORE 4

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	35.0 GLA
A Building height (stories/feet)	
Minimum height	3 stories / 35'
Maximum height	Unlimited
B Building width (max)	175'
2. Activation	Sec. XX.XX.
C Active depth (min stories/feet)	
Primary street	All stories / 30'
Side street	All stories / 15'
3. Ground Story	Sec. XX.XX.
D Ground story height (min)	14'
E Ground story elevation (min/max)	-2' / 4'



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
F Ground story (min)		
Residential	70%	30%
Nonresidential	70%	50%
G Upper story (min)	20%	20%
H Blank wall width (min)	10'	20'
5. Doors	Sec. XX.XX.	
I Entry spacing (max)	40'	60'
Entry feature	Recessed Entry Covered Entry Forecourt	



## DIVISION 2.8. **INDUSTRIAL FLEX DISTRICTS**

### Sec. 2.8.1. **Summary of Districts**

Industrial Flex districts are intended to accommodate a variety of low-impact industrial and manufacturing uses while also allowing for residential opportunities and retail, service, and commercial activities in a vibrant, pedestrian-friendly environment.

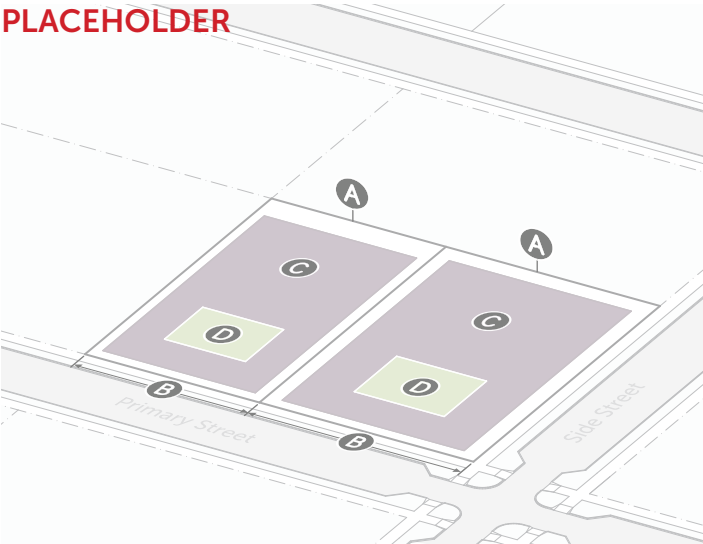
Industrial Flex districts are generally intended for areas designated as Conservation-Production, Growth-Corridor, and Growth-Cluster in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

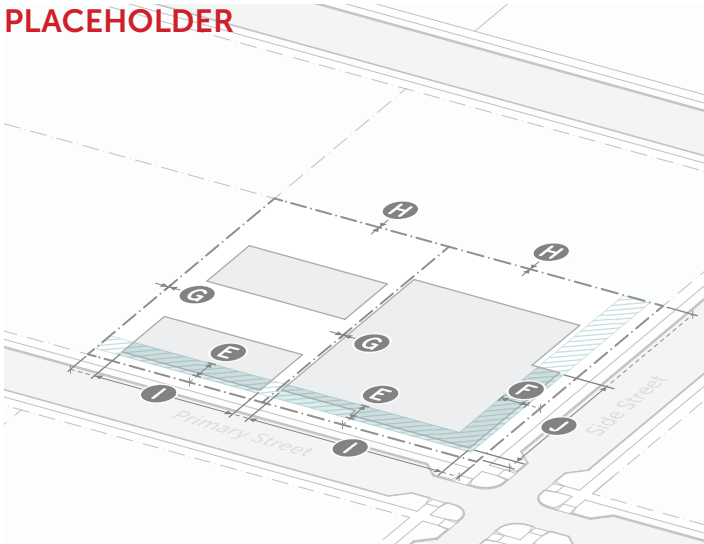
INDUSTRIAL FLEX DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	FAR (max)	HEIGHT (max)	BUILDING WIDTH (max)
IX5	None	3.5 GLA	5 stories / 65'	275'
IX15	None	3.5 GLA	15 stories / 210'	275'

SEC. 2.8.2. IX5 INDUSTRIAL FLEX 5

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Building coverage (max)	85%
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not Required



5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	5' / 20'
F Side street (min/max)	5' / 20'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

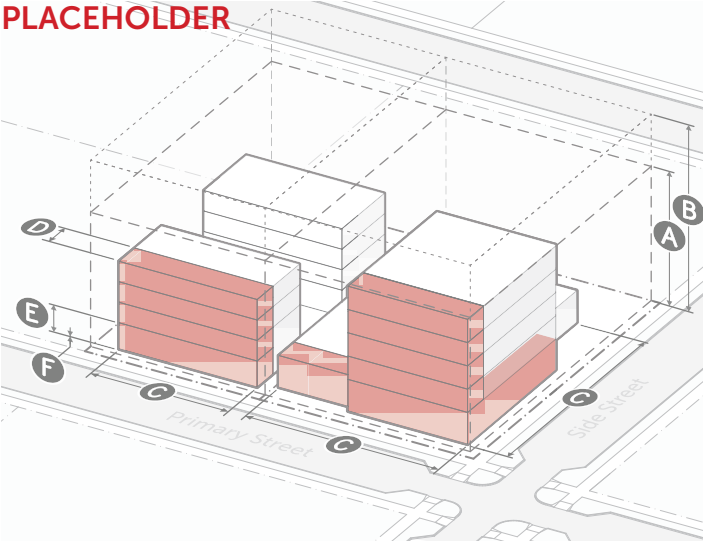
EXISTING DISTRICTS:

Some SPIs

IX5 INDUSTRIAL FLEX 5

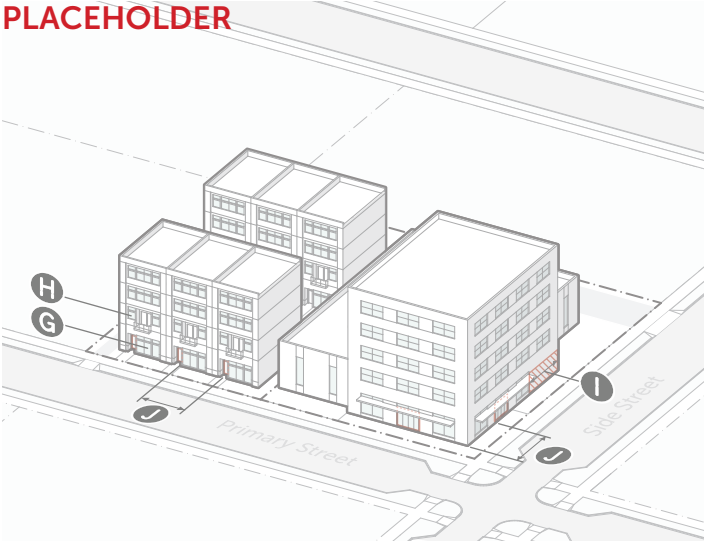
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	3.5 GLA
A Building height (max stories/feet)	5 stories / 65'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 20'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	14'
F Ground story elevation (min/max)	-2' / 4'

PLACEHOLDER



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)		
Residential or Industrial	35% 160	30%
All other uses	65%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	20'	40'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	50'	75'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## #160

Posted by **Eric Kronberg** on **07/04/2024** at **8:57am** [Comment ID: 263] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

this percentage feels really high for industrial, and looks to be out of scale with the placeholder building shown above. I'd recommend you calculate that and revise this to something more in keeping with what is shown. I suspect you are showing around 15% max.

Reply by **SiteAdmin** on **07/05/2024** at **5:43pm** [Comment ID: 281] - [Link](#)

*Answer*

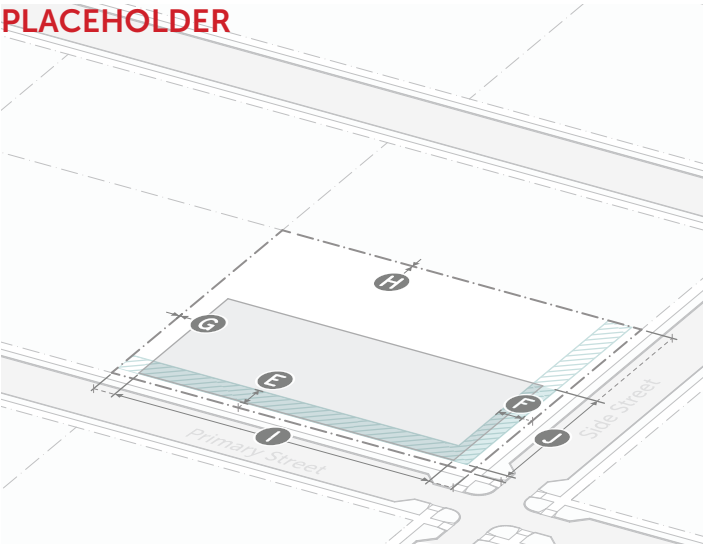
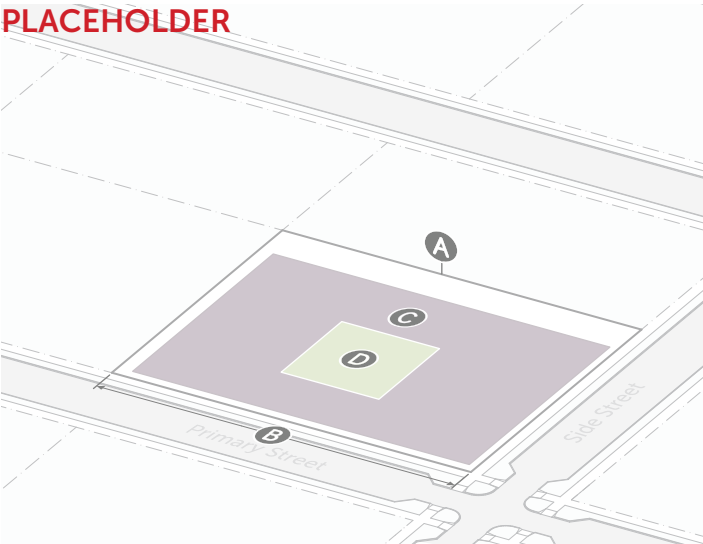
*Agree: 0, Disagree: 0*

These are the current equivalent SPI standards, but we will take your comments into consideration as we develop the revised draft.



SEC. 2.8.3. **IX15** INDUSTRIAL FLEX 15

A. Lot Standards



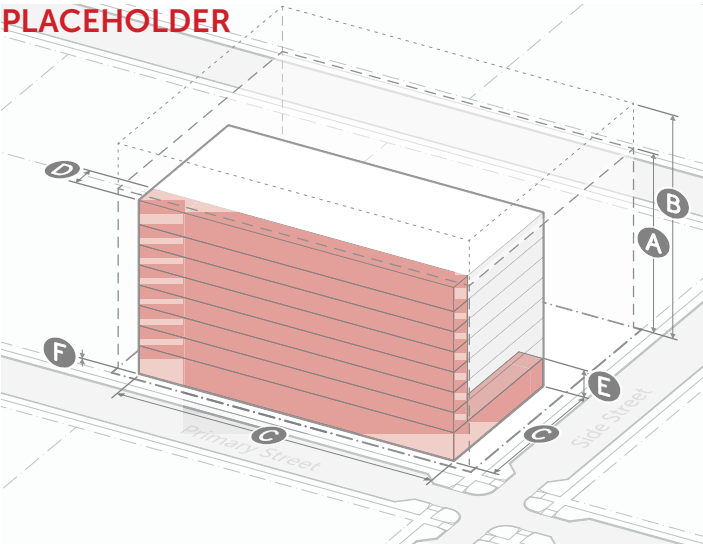
1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Building coverage (max)	85%
D Outdoor amenity space (min)	10%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required
Front yard landscaping	
Residential	Required
Nonresidential	Not Required

5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	5' / 20'
F Side street (min/max)	5' / 20'
G Side (min)	0'
H Rear (min)	0'
Alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Build-To	Sec. XX.XX.
Build-to width (min)	
I Primary street	75%
J Side street	45%
8. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
9. Fences and Walls	Sec. XX.XX.
Front yard height (max)	
Residential	3.5'
Nonresidential	0'
Side street yard height (max)	
Residential	3.5'
Nonresidential	0'
Side / rear yard height (max)	6'

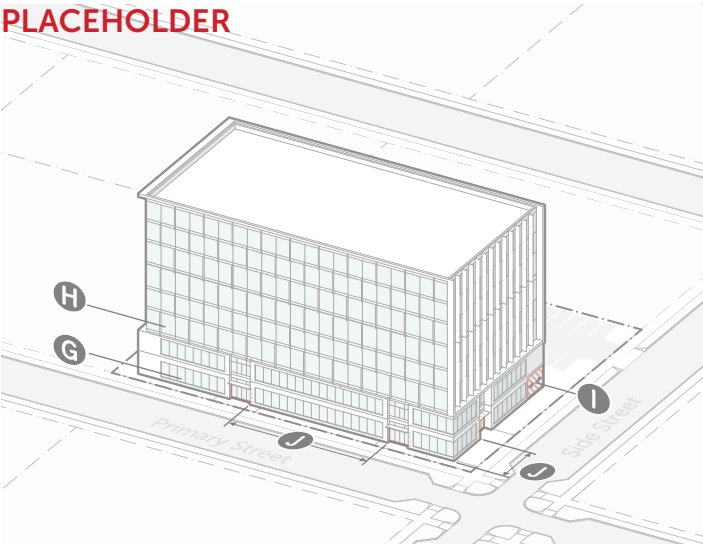
EXISTING DISTRICTS:  
I-MIX

IX15 INDUSTRIAL FLEX 15

B. Building Standards



1. Massing	Sec. XX.XX.
FAR (max)	3.5 GLA
A Building height (max stories/feet)	15 stories / 210'
C Building width (max)	275'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 20'
Side street	1 story / 10'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	14'
F Ground story elevation (min/max)	-2' / 4'



	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
G Ground story (min)		
Residential or Industrial	3161	30%
All other uses	65%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	20'	40'
5. Doors	Sec. XX.XX.	
J Entry spacing (max)	50'	75'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

## #161

Posted by **Eric Kronberg** on **07/04/2024** at **8:58am** [Comment ID: 264] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

this percentage feels out of whack with typical industrial uses. If you want these uses to show up, you should consider more flexibility on fenestration requirements.

Reply by **SiteAdmin** on **07/05/2024** at **5:36pm** [Comment ID: 280] - [Link](#)

*Answer*

*Agree: 1, Disagree: 0*

These are the current standards, but we will take your comments into consideration as we develop the revised draft.



## DIVISION 2.9. INDUSTRIAL DISTRICTS

### Sec. 2.9.1. Summary of Districts

Industrial districts are intended to accommodate a range of industrial activities and larger-footprint commercial uses that are compatible with industrial, including those where outdoor storage is needed. The districts are generally in auto-oriented areas with limited walkability to residential, retail, service, and other commercial uses.

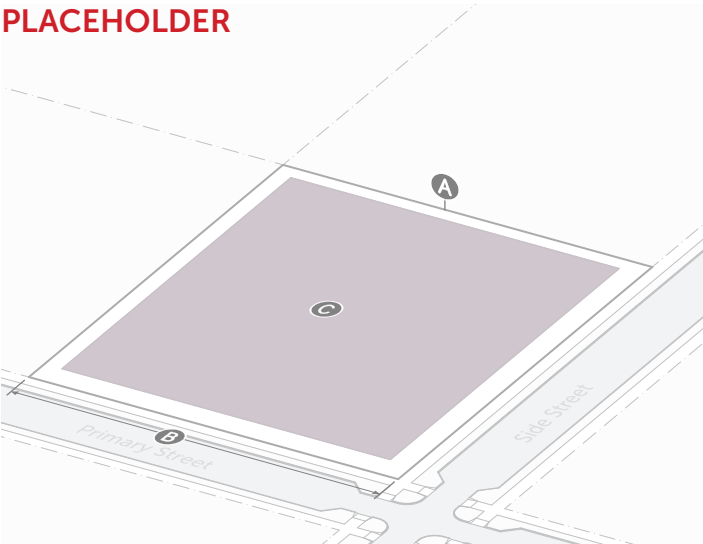
Industrial districts are generally intended for areas designated as Conservation-Production in Atlanta City Design.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

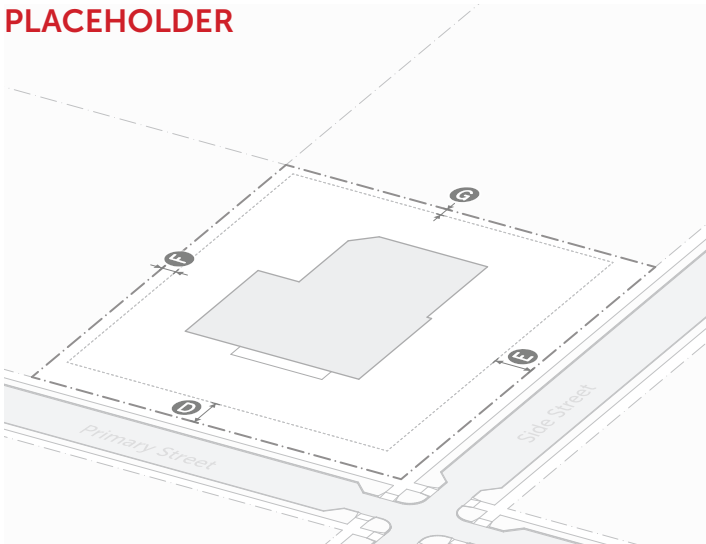
INDUSTRIAL DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	FAR (max)	HEIGHT (max)	BUILDING WIDTH (max)
I1	None	2.0 GLA	Unlimited	Unlimited
I2	None	2.0 GLA	Unlimited	Unlimited

SEC. 2.9.2. I1 LIGHT INDUSTRIAL

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	None
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Not allowed
3. Coverage	Sec. XX.XX.
C Building coverage (max)	80%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	30'
E Side street (min)	15'
F Side (min)	5'
G Rear / alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Parking Location	Sec. XX.XX.
Front yard	Allowed
Side street yard	Allowed
Side / rear yard	Allowed
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	6'
Side street yard height (max)	6'
Side / rear yard height (max)	8'

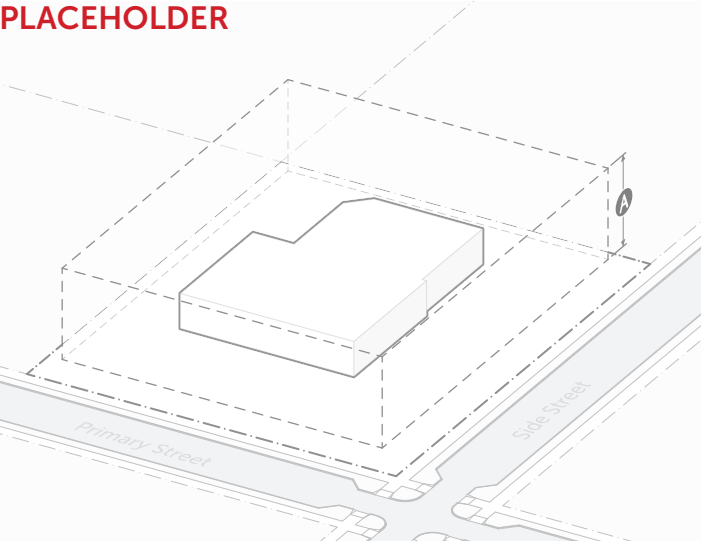
EXISTING DISTRICTS:

I-1

I1 LIGHT INDUSTRIAL

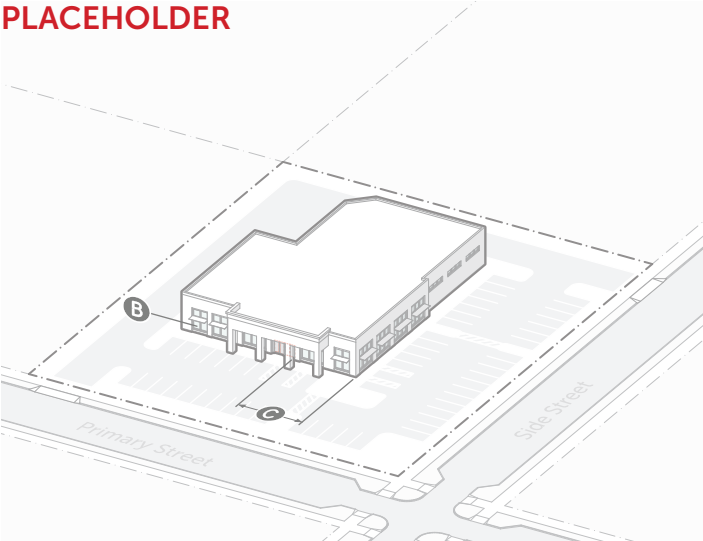
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	2.0 GLA
A Building height (max stories/feet)	Unlimited
Building width (max)	Unlimited

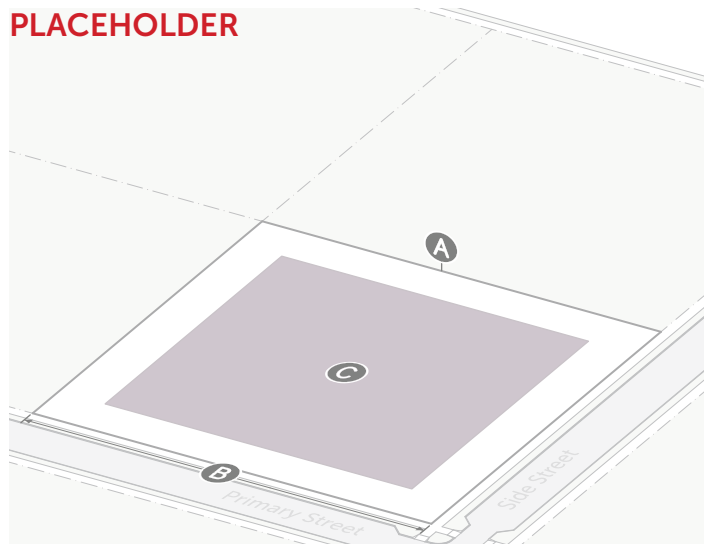
PLACEHOLDER



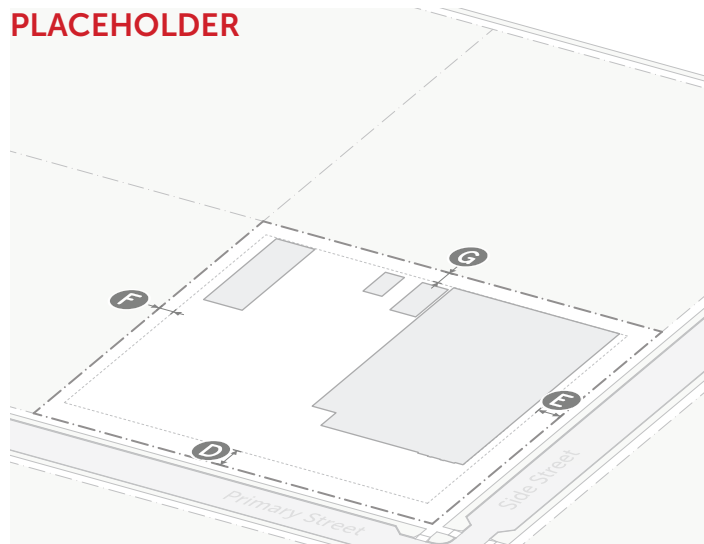
	Primary St.	Side St.
2. Windows	Sec. XX.XX.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
3. Doors	Sec. XX.XX.	
C Entry spacing (max)	150'	None
Entry feature	Recessed Entry Covered Entry	

### SEC. 2.9.3. **I2** HEAVY INDUSTRIAL

## A. Lot Standards



<b>1. Lot Size</b>	Sec. XX.XX.
<b>A</b> Area (min)	None
<b>B</b> Width (min)	None
<b>2. Dwelling Units</b>	Sec. XX.XX.
Units per lot (max)	Not allowed
<b>3. Coverage</b>	Sec. XX.XX.
<b>C</b> Building coverage (max)	70%
<b>4. Streetscapes</b>	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



<b>5. Building Setbacks</b>	<i>Sec. XX.XX.</i>
<b>D</b> Primary street (min)	40'
<b>E</b> Side street (min)	20'
<b>F</b> Side (min)	10'
<b>G</b> Rear / alley (min)	10'
<b>6. Transition</b>	<i>Sec. XX.XX.</i>
Transition type	High
<b>7. Parking Location</b>	<i>Sec. XX.XX.</i>
Front yard	Allowed
Side street yard	Allowed
Side / rear yard	Allowed
<b>8. Fences and Walls</b>	<i>Sec. XX.XX.</i>
Front yard height (max)	8'
Side street yard height (max)	8'
Side / rear yard height (max)	8'



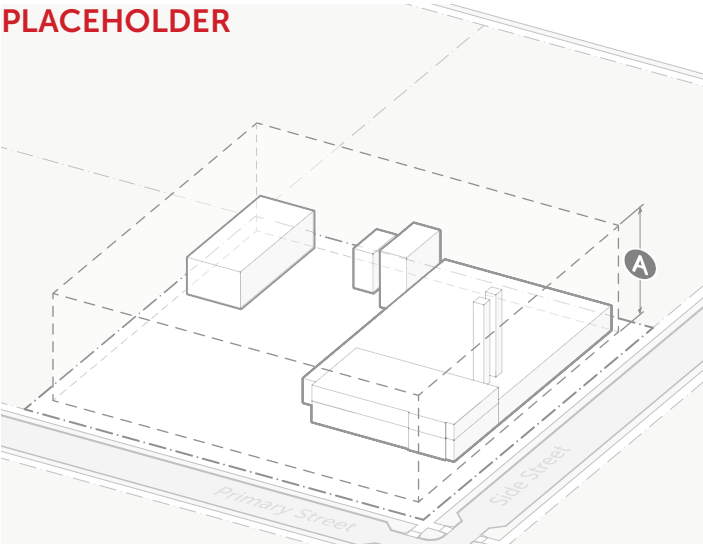
**EXISTING DISTRICTS:**

I-2

**I2** HEAVY INDUSTRIAL

**B. Building Standards**

**PLACEHOLDER**



1. Massing	Sec. XX.XX.
FAR (max)	2.0 GLA
A Building height (max stories/feet)	Unlimited
Building width (max)	Unlimited



## DIVISION 2.10. **INSTITUTIONAL DISTRICTS**

### Sec. 2.10.1. **Summary of Districts**

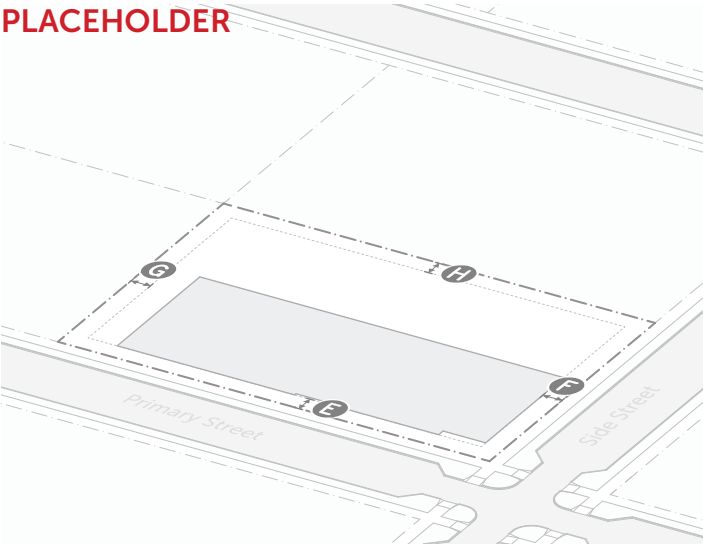
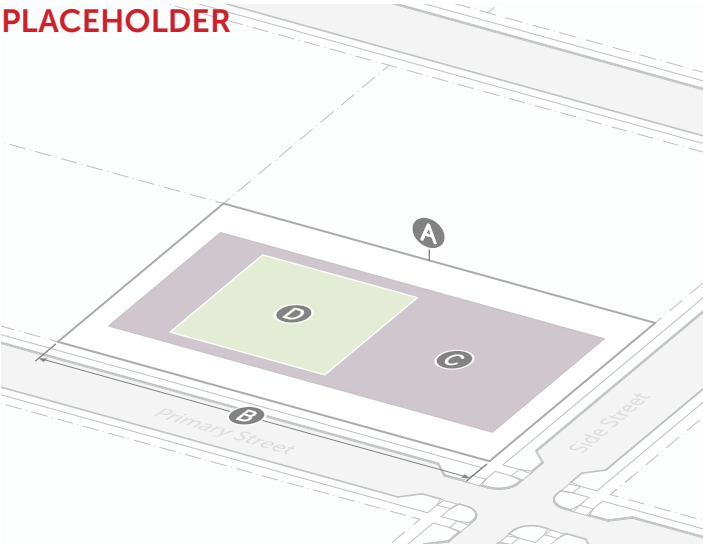
Special districts are intended to accommodate a mix of building types that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other districts. Campus (CM) is intended for campus-like settings with larger lots, more open space, and larger buildings, and allows for activities including mixed employment and technology hubs and hospitals. Civic (CV) is intended for public, civic, and institutional uses. Park (PK) is intended to create, preserve, and enhance parkland and environmentally sensitive areas.

The following table includes a summary of some requirements for each district. Detailed requirements are further described in this Division.

INSTITUTIONAL DISTRICTS SUMMARY				
DISTRICT	LOT WIDTH (min)	FAR (max)	HEIGHT (max)	BUILDING WIDTH (max)
CM	100'	6.0 GLA	Unlimited	Unlimited
CV	50'	None	5 stories / 68'	Unlimited
PK	20'	None	35'	Unlimited

SEC. 2.10.2. CM CAMPUS

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	None
B Width (min)	100'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Unlimited
3. Coverage	Sec. XX.XX.
C Building coverage (max)	60%
D Outdoor amenity space (min)	20%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

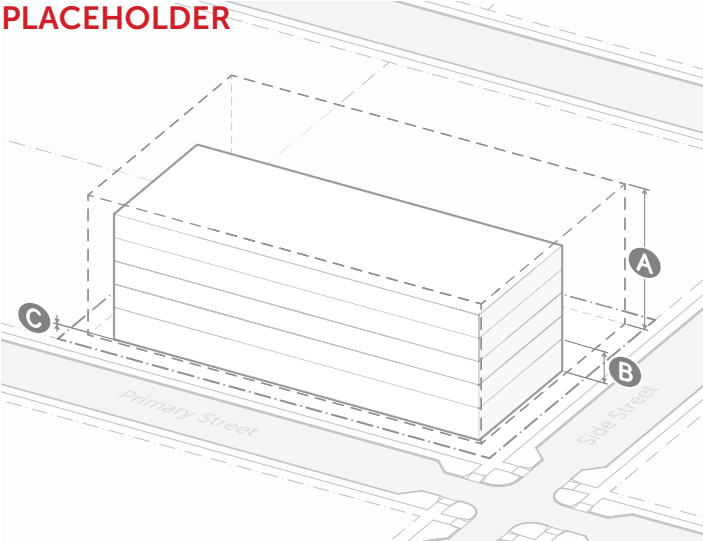
5. Building Setbacks	Sec. XX.XX.
E Primary street (min/max)	40'
F Side street (min/max)	20'
G Side (min)	15'
H Rear / alley (min)	15'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Parking Location	Sec. XX.XX.
Front yard	Not allowed
Side street yard	Allowed
Side / rear yard	Allowed
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'

EXISTING DISTRICTS:

O-I, Some SPLs

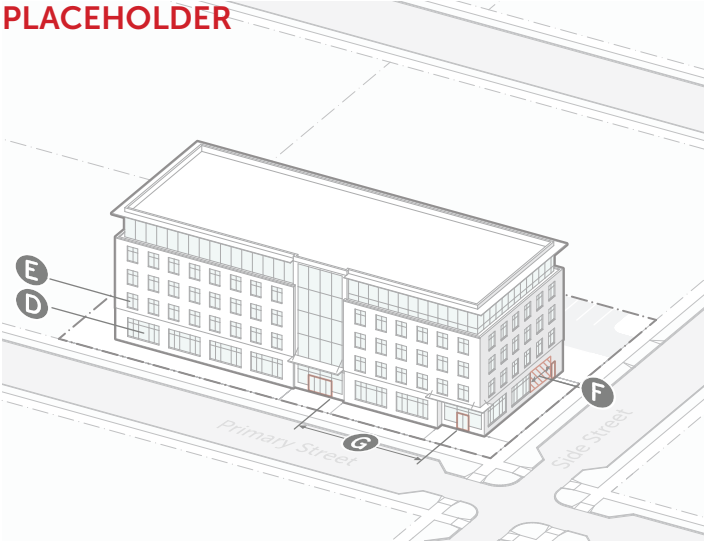
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
FAR (max)	6.0 GLA
A Building height (max stories/feet)	Unlimited
Building width (max)	Unlimited
2. Ground Story	Sec. XX.XX.
B Ground story height (min)	10'
C Ground story elevation (min/max)	-2' / 4'

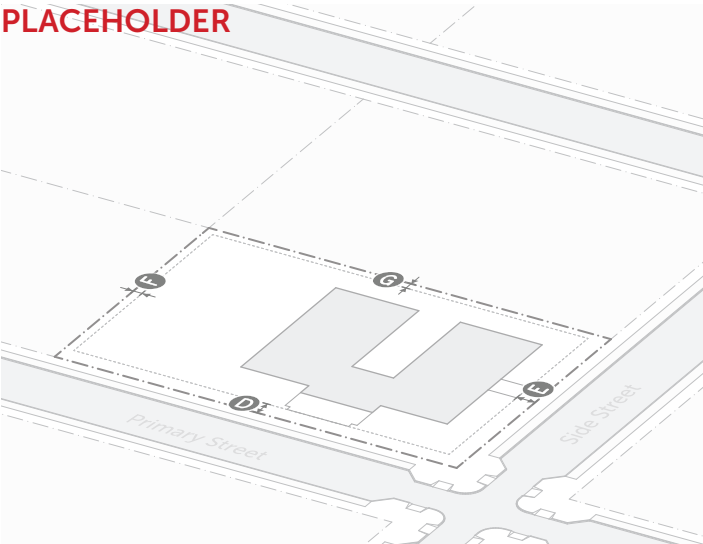
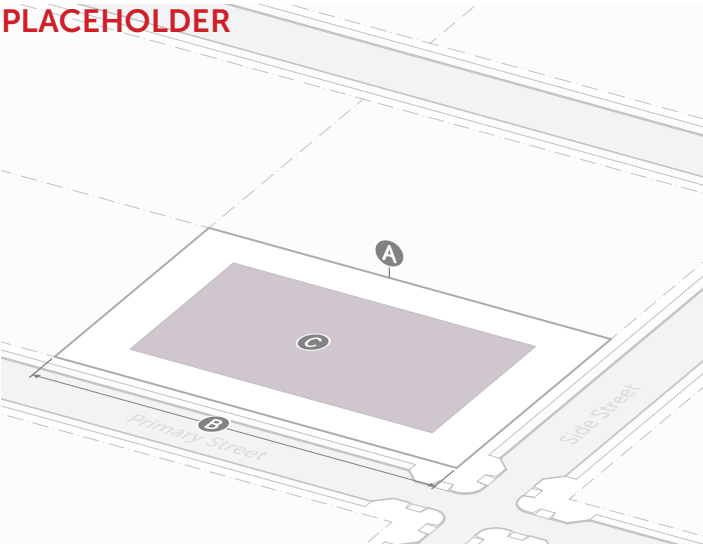
PLACEHOLDER



	Primary St.	Side St.
3. Windows	Sec. XX.XX.	
D Ground story (min)	30%	30%
E Upper story (min)	15%	15%
F Blank wall width (max)	25'	50'
4. Doors	Sec. XX.XX.	
G Entry spacing (max)	200'	250'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.10.3. CV CIVIC

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	10,000 sf
B Width (min)	50'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Not allowed
3. Coverage	Sec. XX.XX.
C Building coverage (max)	50%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

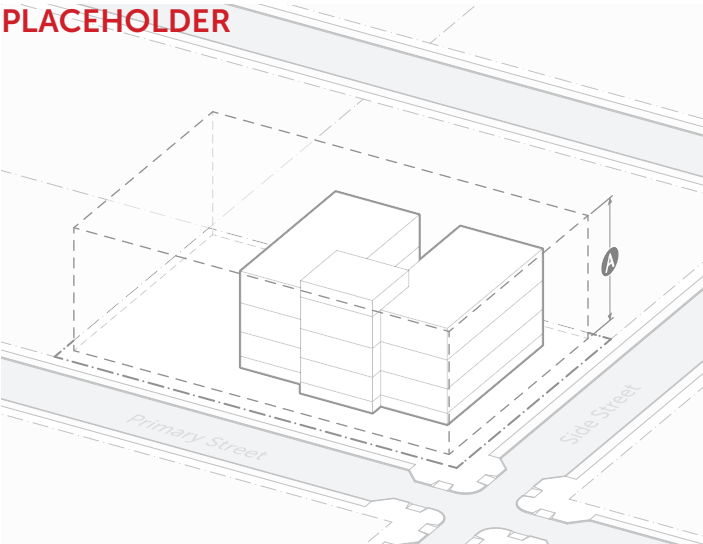
5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	5'
G Rear / alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Parking Location	Sec. XX.XX.
Front yard	Not allowed
Side street yard	Allowed
Side / rear yard	Allowed
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	6'
Side street yard height (max)	6'
Side / rear yard height (max)	8'

EXISTING DISTRICTS:



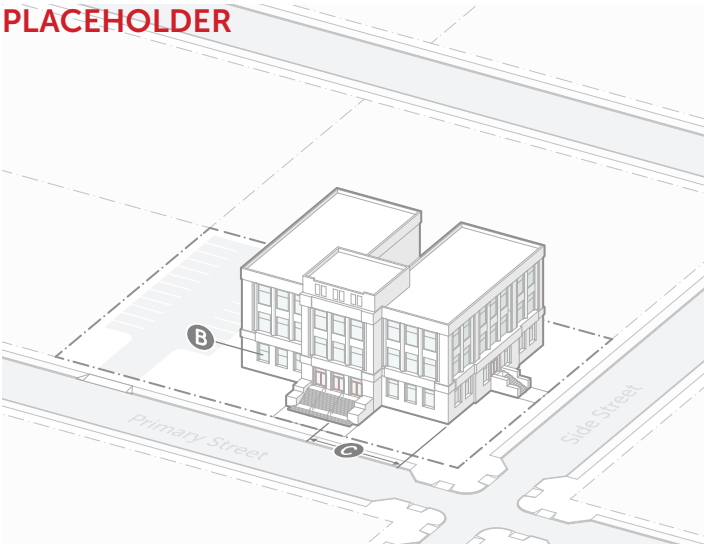
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max stories/feet)	5 stories / 68'
Building width (max)	Unlimited

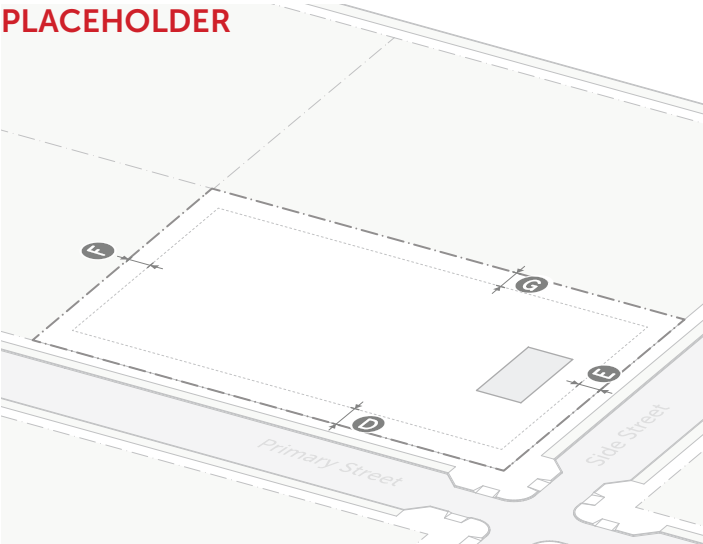
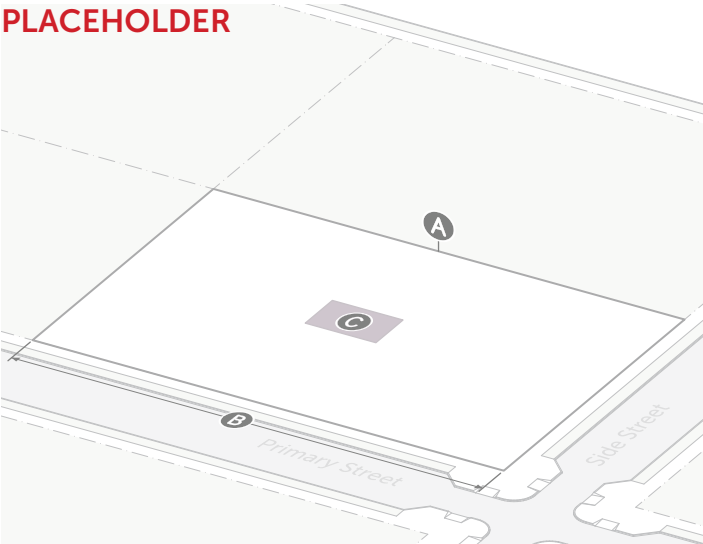
PLACEHOLDER



	Primary St.	Side St.
2. Windows	Sec. XX.XX.	
B Ground story (min)	20%	20%
Upper story (min)	None	None
Blank wall width (max)	None	None
3. Doors	Sec. XX.XX.	
C Entry spacing (max)	200'	250'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.10.4. PK PARK

A. Lot Standards



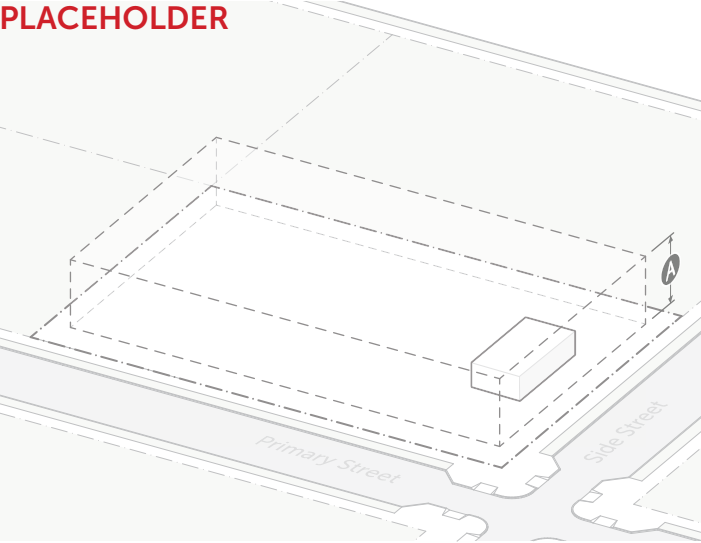
1. Lot Size	Sec. XX.XX.
A Area (min)	2,000 sf
B Width (min)	20'
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Not allowed
3. Coverage	Sec. XX.XX.
C Building coverage (max)	15%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	10'
G Rear / alley (min)	5'
6. Transition	Sec. XX.XX.
Transition type	Medium
7. Parking Location	Sec. XX.XX.
Front yard	Allowed
Side street yard	Allowed
Side / rear yard	Allowed
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	8'
Side street yard height (max)	8'
Side / rear yard height (max)	8'



B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max feet)	35'



## DIVISION 2.11. **ALTERNATE FORMS**

### Sec. 2.11.1. **Summary of Districts**

Alternate Forms are intended to provide alternate Form and Frontage standards that allow for a physical form appropriate for certain uses that is different from the physical form allowed by the base Form and Frontage District. Alternate Forms are only allowed when the use is allowed by the zoning district. Alternate Forms include Corner Store, Civic Institution, and Park <sup>163</sup>

Corner Store is intended to accommodate small-scale, neighborhood-serving commercial uses at a scale appropriate for predominately residential settings and encourage the reuse of existing neighborhood commercial buildings. This Alternate Form intends to improve the walkability of residential neighborhoods, provide surrounding residents with amenities within a convenient distance of their homes, and support community-oriented small business development. This Alternate Form is generally intended for areas designated as Conservation-Urban and Growth-Corridor in Atlanta City Design.

Civic Institution is intended to promote placemaking through architectural monuments and publicly accessible civic spaces. This Alternate Form allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding built environment. This Alternate Form is found in all of the Atlanta City Design designations.

Park is intended to allow greater flexibility for parks, open space, and utility uses, as well as land-based uses such as urban agriculture and gardening. This Alternate Form is found in all of the Atlanta City Design designations.

### Sec. 2.11.2. **Relationship to Form and Frontage Districts**

- A. Where a standard is listed in an Alternate Form, the standard listed in this Division supersedes the standard listed for the underlying zoning district.
- B. The underlying zoning district standard applies when an Alternate Form:
  - 1. Defers to the underlying zoning district (for example, "set by district");
  - 2. Provides no requirement for a standard listed by the underlying zoning district; or
  - 3. Does not list a standard that is listed by the underlying zoning district.

### Sec. 2.11.3. **Relationship to Use Districts** <sup>162</sup>

Any use standard listed in Div. 3.4. Use Standards supersedes any conflicting standard listed for an Alternate Form.

## #162

Posted by **Anjulet Tucker** on **07/09/2024** at **7:42pm** [Comment ID: 407] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Where can I find a summary of Use Districts? My house is zoned for R4 and I'm trying to understand what the U2 Use district zoning means.

## #163

Posted by **Grace Roth** on **09/10/2024** at **4:08pm** [Comment ID: 524] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Is there a table that shows which alternate form uses are allowed by which zoning districts?

Reply by **SiteAdmin** on **09/11/2024** at **9:07am** [Comment ID: 539] - [Link](#)

*Answer*

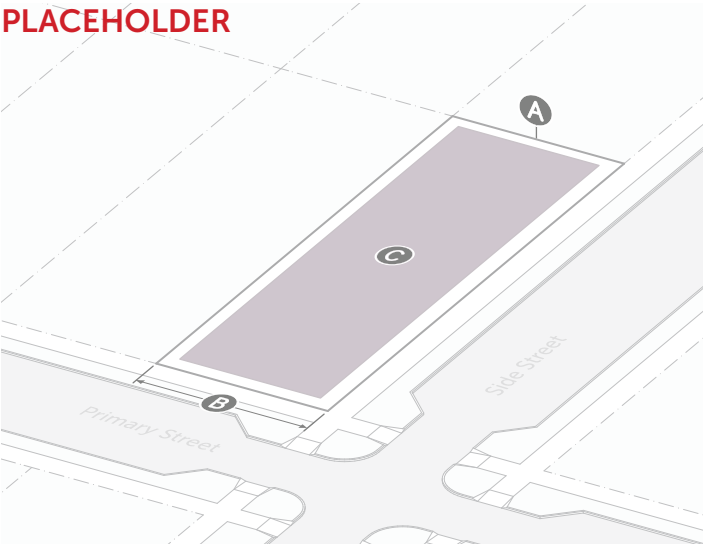
*Agree: 0, Disagree: 0*

Not per-se. The alternate forms are a function of use. If the district allows commercial uses, the shopfront would be allowed for commercial uses.

SEC. 2.11.4. CORNER STORE

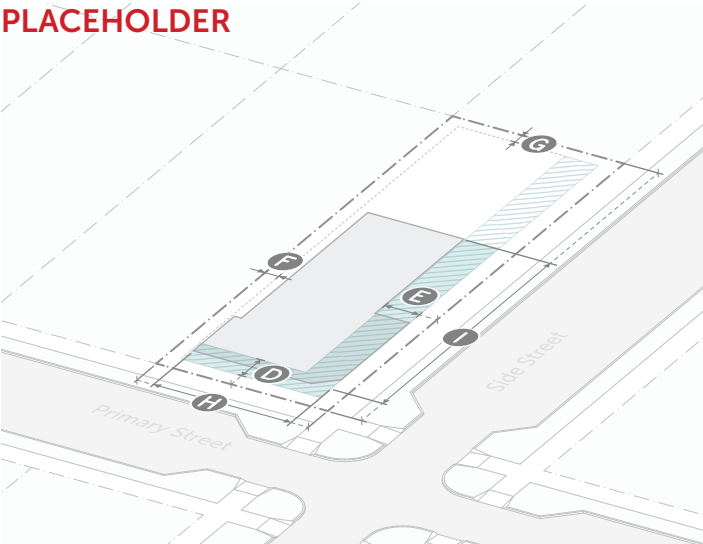
A. Lot Standards

PLACEHOLDER



1. Lot Size	Sec. XX.XX.
A Area (min)	Set by district
B Width (min)	Set by district
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Set by district
3. Coverage	Sec. XX.XX.
C Building coverage (max)	80%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

PLACEHOLDER



5. Building Setbacks	Sec. XX.XX.
D Primary street (min/max)	5' / 15'
E Side street (min/max)	5' / 15'
F Side (min)	4'
G Rear / alley (min)	4'
6. Build-To	Sec. XX.XX.
Build-to width (min)	
Primary street	80%
Side street	60%
7. Parking Location	Sec. XX.XX.
No parking allowed between building and street	
8. Fences and Walls	Sec. XX.XX.
Front yard height (max)	0'
Side street yard height (max)	0'
Side / rear yard height (max)	6'

## #164

Posted by **Eric Kronberg** on **07/04/2024** at **9:00am** [Comment ID: 265] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Can you describe how and where these will be permitted? Is it going too still be tied to land use?

Reply by **SiteAdmin** on **07/05/2024** at **5:31pm** [Comment ID: 278] - [Link](#)

*Answer*

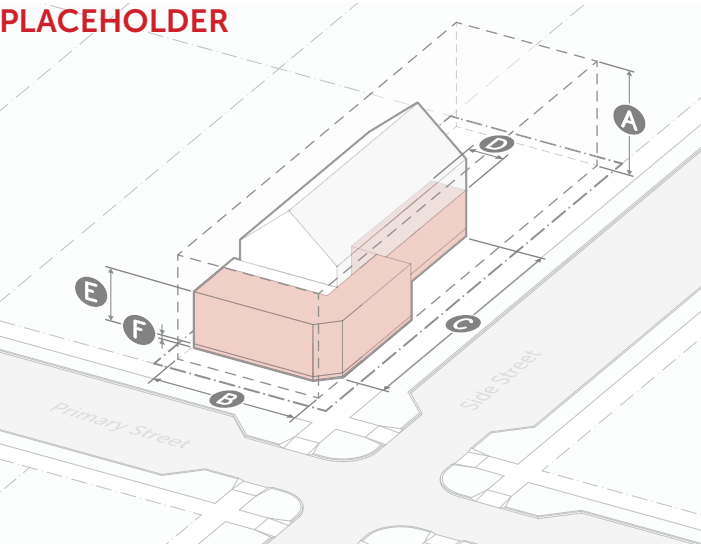
*Agree: 0, Disagree: 0*

These standards form standards for corner stores in districts that allow commercial uses (please see the Use Tables for Specific Use Districts). The Comprehensive Development Plan (CDP) Development Patterns that allow such Use Districts will be established as part of the ongoing CDP update. Please see <https://www.atlantaforall.com>.

CORNER STORE

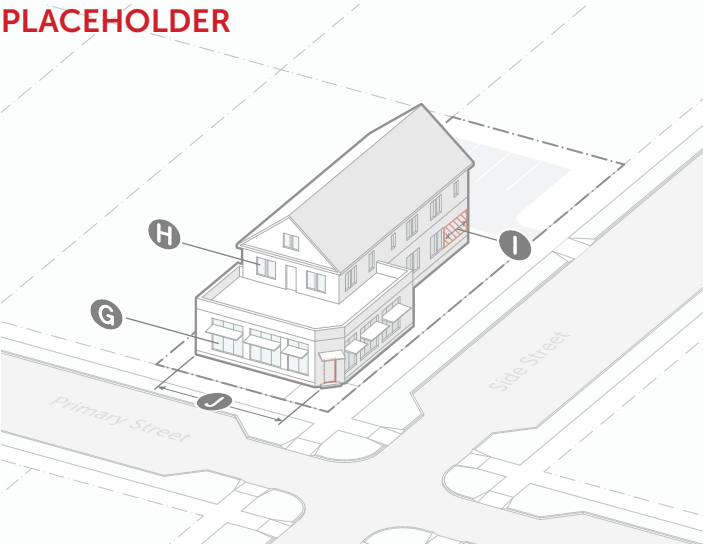
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max stories/feet)	2.5 stories / 35'
C Building width (max)	
Primary street	40'
Side street	70'
2. Activation	Sec. XX.XX.
D Active depth (min stories/feet)	
Primary street	1 story / 15'
Side street	1 story / 15'
3. Ground Story	Sec. XX.XX.
E Ground story height (min)	14'
F Ground story elevation (min/max)	-2' / 4'

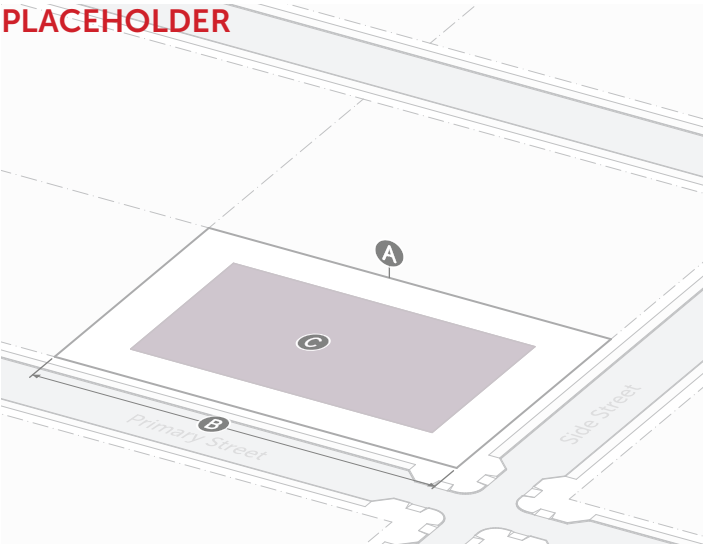
PLACEHOLDER



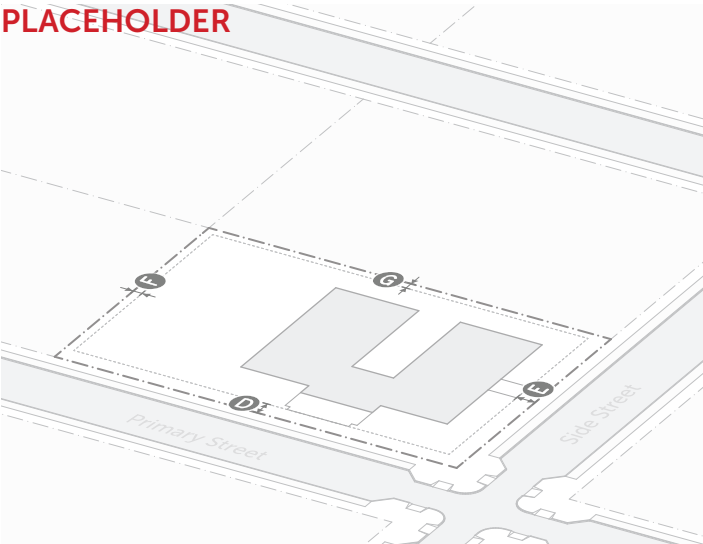
	Primary St.	Side St.
4. Windows	Sec. XX.XX.	
A Ground story (min)	50%	30%
B Upper story (min)	20%	20%
C Blank wall width (max)	10'	20'
5. Doors	Sec. XX.XX.	
D Entry spacing (min)	30'	50'
Entry feature	Recessed Entry Covered Entry Forecourt	

SEC. 2.11.5. CIVIC

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	Set by district
B Width (min)	Set by district
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Set by district
3. Coverage	Sec. XX.XX.
C Building coverage (max)	Set by district
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required

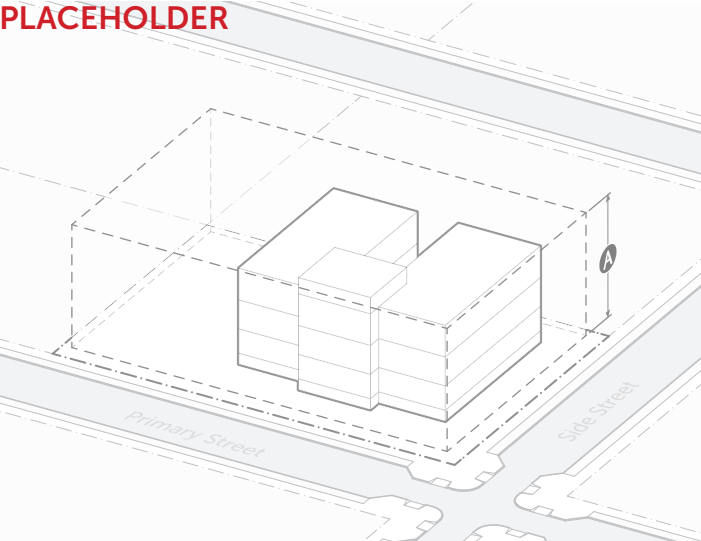


5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	5'
G Rear / alley (min)	5'
6. Parking Location	Sec. XX.XX.
Front yard	Not allowed
Side street yard	Allowed
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	4'
Side street yard height (max)	4'
Side / rear yard height (max)	6'



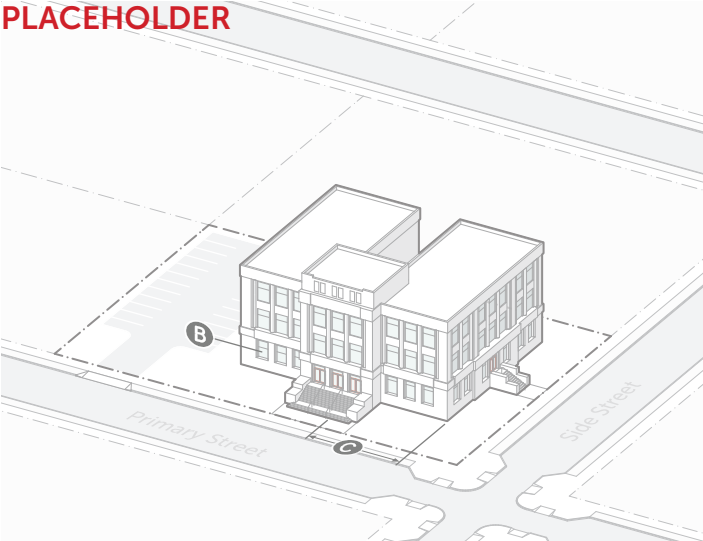
B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max stories/feet)	Set by district
Building width (max)	None

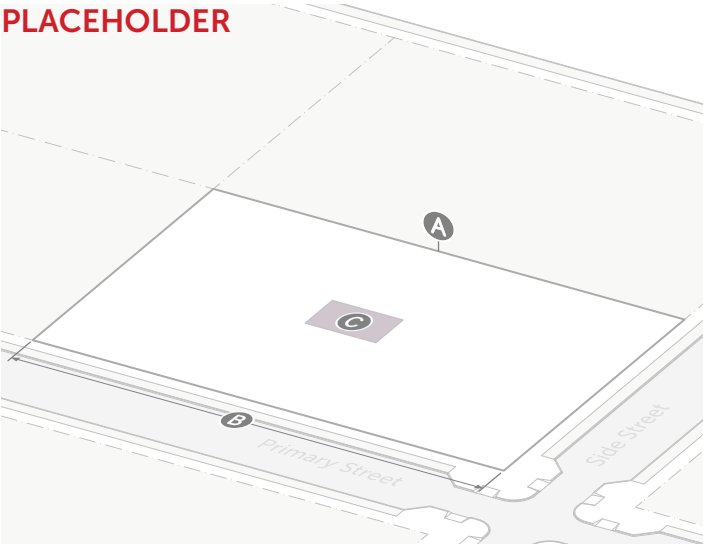
PLACEHOLDER



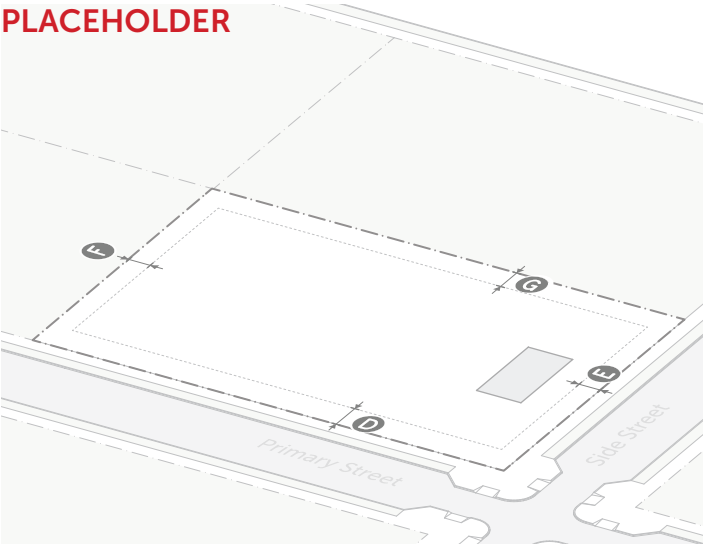
	Primary St.	Side St.
2. Windows	Sec. XX.XX.	
A Ground story (min)	20%	20%
Upper story (min)	None	None
Blank wall width (max)	None	None
3. Doors	Sec. XX.XX.	
D Entry spacing (max)	200'	250'
Entry feature	Porch Raised Entry Recessed Entry Covered Entry Forecourt	

SEC. 2.11.6. PARK

A. Lot Standards



1. Lot Size	Sec. XX.XX.
A Area (min)	Set by district
B Width (min)	Set by district
2. Dwelling Units	Sec. XX.XX.
Units per lot (max)	Set by district
3. Coverage	Sec. XX.XX.
C Building coverage (max)	16515%
4. Streetscapes	Sec. XX.XX.
Landscape zone	Required
Pedestrian walk zone	Required



5. Building Setbacks	Sec. XX.XX.
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	10'
G Rear / alley (min)	5'
6. Parking Location	Sec. XX.XX.
Front yard	Allowed
Side street yard	Allowed
Side / rear yard	Allowed
7. Fences and Walls	Sec. XX.XX.
Front yard height (max)	8'
Side street yard height (max)	8'
Side / rear yard height (max)	8'

## #165

Posted by **Grace Roth** on **09/10/2024** at **4:10pm** [Comment ID: 525] - [Link](#)

*Agree: 0, Disagree: 0*

I think this could be more flexible so smaller parks could have pavilions/shelters. Also would be great to see public bathrooms required!!!!

Reply by **SiteAdmin** on **09/11/2024** at **9:08am** [Comment ID: 540] - [Link](#)

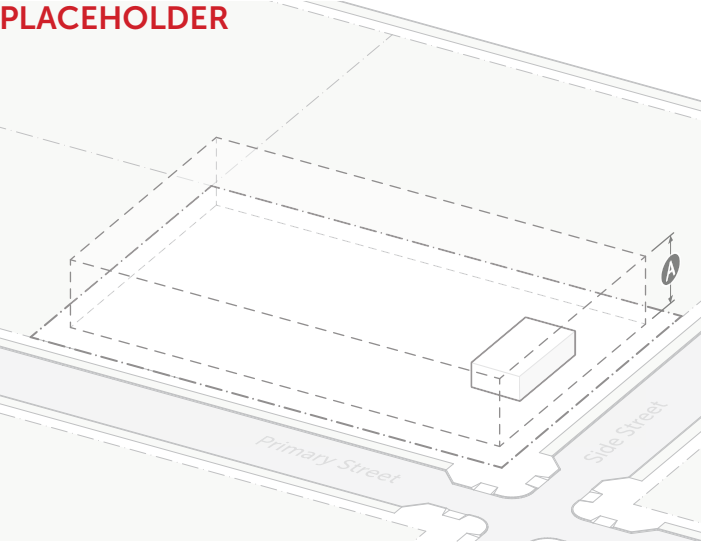
*Agree: 0, Disagree: 0*

Thanks for your suggestion.

PARK

B. Building Standards

PLACEHOLDER



1. Massing	Sec. XX.XX.
A Building height (max feet)	35'
Building width (max)	None

## DIVISION 2.12. **SPECIAL DISTRICTS**

### Sec. 2.12.1. **Summary of Districts**

Special Public Interest (SPI) Districts are select areas in Atlanta designated as such due to a significant public interest in preserving its social fabric or distinctive elements of its built or natural environment. These special districts generally abide by modified zoning regulations to secure tangible public benefits that align with the city's comprehensive development plan and other strategic initiatives. SPIs are also established to encourage land use and real estate development to realize the city's vision for the public realm.

Special districts can be found in various locations throughout Atlanta.

### Sec. 2.12.2. **Fort McPherson**

Former regulations apply.

### Sec. 2.12.3. **Buckhead Village**

Former regulations apply.

### Sec. 2.12.4. **Buckhead / Lenox Stations**

Former regulations apply.

### Sec. 2.12.5. **Midtown**

Former regulations apply.

### Sec. 2.12.6. **Greenbriar**

Former regulations apply.

### Sec. 2.12.7. **Airport**

Former regulations apply.

### Sec. 2.12.8. **MARTA and Chattahoochee Corridors**

Former regulations apply.

## #166

Posted by **Anjulet Tucker** on **07/09/2024** at **7:08pm** [Comment ID: 397] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

The summary references significant public interest in preserving these districts. As a new resident, is there more information available about the public discussions of these special districts? I live off of Campbellton Road between Fort McPherson and Greenbriar and have lots of questions about what changes are underway for these areas.

## #167

Posted by **Anjulet Tucker** on **07/09/2024** at **7:06pm** [Comment ID: 396] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

When will more information about the zoning changes to these special districts be released?

## DIVISION 2.13. **LANDMARK DISTRICTS**

### Sec. 2.13.1. **Summary of Districts**

Landmark districts are intended to protect from demolition buildings, sites, or districts of exceptional historic, architectural, or cultural significance. Landmark districts are found in all of the Atlanta City Design designations.

### Sec. 2.13.2. **Baltimore Block**

Former regulations apply.

### Sec. 2.13.3. **Briarcliff Plaza**

Former regulations apply.

### Sec. 2.13.4. **Cabbagetown**

Former regulations apply.

### Sec. 2.13.5. **Castleberry Hill**

Former regulations apply.

### Sec. 2.13.6. **Druid Hills**

Former regulations apply.

### Sec. 2.13.7. **Hotel Row**

Former regulations apply.

### Sec. 2.13.8. **Martin Luther King Jr.**

Former regulations apply.

### Sec. 2.13.9. **Means Street**

Former regulations apply.

### Sec. 2.13.10. **Oakland Cemetery**

Former regulations apply.

### Sec. 2.13.11. **Pratt-Pullman**

Former regulations apply.

### Sec. 2.13.12. **Washington Park**

Former regulations apply.

## #168

Posted by **Grace Roth** on **09/10/2024** at **4:13pm** [Comment ID: 526] - [Link](#)

*Agree: 0, Disagree: 0*

What type of support is considered to actually support significant places and not just ban the demolition? There needs to be some way for the City to encourage and incentivize preservation, adaptive reuse, and maintenance. Too many buildings are demolished by neglect.

Reply by **SiteAdmin** on **09/11/2024** at **9:09am** [Comment ID: 541] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Great comment. We will share this with the City's Historic Preservation staff.



## DIVISION 2.14. **HISTORIC DISTRICTS**

### Sec. 2.14.1. **Summary of Districts**

Historic districts are intended to provide some protection to buildings, sites, or districts of some <sup>171</sup> historic, architectural, or cultural significance. Historic districts are found in all of the Atlanta City Design designations.

### Sec. 2.14.2. **Adair Park**

Former regulations apply.

### Sec. 2.14.3. **Atkins Park**

Former regulations apply.

### Sec. 2.14.4. **Bonaventure-Somerset**

Former regulations apply.

### Sec. 2.14.5. **Collier Heights** <sup>169</sup>

Former regulations apply.

### Sec. 2.14.6. **Grant Park**

Former regulations apply.

<sup>170</sup>

### Sec. 2.14.7. **Inman Park**

Former regulations apply.

### Sec. 2.14.8. **Oakland City**

Former regulations apply.

### Sec. 2.14.9. **Poncey-Highland**

Former regulations apply.

### Sec. 2.14.10. **Sunset Avenue**

Former regulations apply.

### Sec. 2.14.11. **West End**

Former regulations apply.

### Sec. 2.14.12. **Whittier Mill**

Former regulations apply.

## #169

Posted by **Paul McMurray** on **06/07/2024** at **7:26am** [Comment ID: 119] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

In historic district is it possible to keep ADU's out of the district in the regulations for that district.

Reply by **SiteAdmin** on **06/07/2024** at **10:19am** [Comment ID: 120] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Most historic districts do not regulate the use of property, but a few do. Those that do regulate use will be converted to the new terminology, unchanged. As examples, the Poncey-Highland and Inman Park historic districts both allow accessory units up to 1,200 SF (larger than proposed 850 SF). These provisions will remain unchanged. Any districts that specifically prohibit certain uses would also remain unchanged. The zoning rewrite does not include any changes to historic districts other than conversion.

## #170

Posted by **Rich Howard** on **06/26/2024** at **3:30pm** [Comment ID: 196] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Why is Ansley Park not listed in the historic districts section?

Reply by **SiteAdmin** on **06/27/2024** at **12:50pm** [Comment ID: 202] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Ansley Park is not a locally designated historic district.

## #171

Posted by **Grace Roth** on **09/10/2024** at **4:19pm** [Comment ID: 527] - [Link](#)

*Agree: 0, Disagree: 0*

There needs to be some way for the City to encourage and incentivize preservation, adaptive reuse, and maintenance beyond just penalizing noncompliance. It's difficult to police and too many buildings are demolished by neglect because property owners can not or do not want to follow the district regulations. Additionally, UDC should do comprehensive compatibility reports for each block face rather than having an applicant do it every time. That way there would be some accepted truth that we're all working from.

## DIVISION 2.15. **OVERLAY DISTRICTS**

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### Sec. 2.15.1. **Summary of Districts**

Overlay districts are intended to apply additional regulations within a specific geographic area. These regulations may relate to design, noise, environmental protection, or any other issue that requires additional zoning regulation in a specific area of the City. Overlay standards may supplement or override standards applied elsewhere in the zoning code. Overlay districts are found in all of the Atlanta City Design designations.

### Sec. 2.15.2. **Affordable Workforce Housing**

Former regulations apply.

### Sec. 2.15.3. **BeltLine**

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Former regulations apply.

### Sec. 2.15.4. **Campbell Road**

174

Former regulations apply.

### Sec. 2.15.5. **Design Guidelines**

New location for architectural and design regulations from various SPLs.

### Sec. 2.15.6. **Emory Campus Parking**

Former regulations apply.

### Sec. 2.15.7. **Marietta Street Artery**

Former regulations apply.

### Sec. 2.15.8. **Upper Westside**

Former regulations apply.

### Sec. 2.15.9. **Westside Affordable Workforce Housing**

Former regulations apply.

### Sec. 2.15.10. **Westside Park Affordable Workforce Housing**

Former regulations apply.

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## #172

Posted by **Midtown advocate** on **07/09/2024** at **10:37pm** [Comment ID: 426] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

No more multiunit housing in midtown. Xoxo Watershed management

## #173

Posted by **Scott Ball** on **07/06/2024** at **10:43am** [Comment ID: 294] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

It would be beneficial to have requirements for BeltLine frontages rather than street frontages.

Reply by **SiteAdmin** on **07/07/2024** at **10:00am** [Comment ID: 301] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Module II will specify that frontages along the BeltLine corridor (and several parks) are considered primary street frontages.

Reply by **Scott Ball** on **07/07/2024** at **11:40am** [Comment ID: 319] - [Link](#)

*Agree: 0, Disagree: 0*

The rail requirements will conflict with zoning if the BeltLine is considered a frontage. Please talk to MARTA/ABI about limitations that may be imposed by rail. Or talk to the CRC that currently reviews BeltLine overlay permit applications.

Reply by **SiteAdmin** on **07/08/2024** at **4:47pm** [Comment ID: 359] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The current BeltLine Overlay treats the BeltLine Corridor as a frontage. Are there specific provisions you are concerned about? Thanks!

## #174

Posted by **Anjulet Tucker** on **07/09/2024** at **7:11pm** [Comment ID: 399] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

I'm not sure I understand what overlay districts are and how they relate to the proposed zoning changes.

## #175

Posted by **Eric Kronberg** on **07/04/2024** at **9:06am** [Comment ID: 266] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

It feels like it will be really helpful to understand how the various overlay districts will interact with new zoning. Particularly ones that dictate things like streetscape and/or other form components that will likely conflict with the new standards. I get that you say Overlays trump, but it feels like there needs to be some cleanup of these existing Overlays to minimize unnecessary conflicts.

Reply by **SiteAdmin** on **07/05/2024** at **5:35pm** [Comment ID: 279] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

We are working to reduce conflicts between the two by moving as many standards are possible to the base citywide standards. For example, streetscape standards will be removed from most, if not all, overlays and relocated to a single citywide streetscape section in Module II.