

# ATL ZONING 2.0

## MODULE I: FORM & USE DISTRICT UPDATES



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

### Introduction <sup>001</sup>

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

## Chapter 2. Form Districts

### General Revisions Applicable to All Form Districts

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

### Div. 2.1. General Provisions

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

### Div. 2.2. House-Scale Districts

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

## #001

Posted by **John Thompson** on **12/02/2024** at **12:25pm** [Comment ID: 586] - [Link](#)

*Question*

*Agree: 1, Disagree: 0*

Does all of these changes allow missing middle housing to be built in residential neighborhoods? If not we should allow for all types of small and medium scale builds to increase the housing stock.

Reply by **SiteAdmin** on **12/02/2024** at **2:05pm** [Comment ID: 587] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

There are new zoning districts that could support missing middle, but properties would need to be rezoned. No zoning maps changes are proposed at part of ATL Zoning 2.0 other than a one-to-one renaming/conversion of existing districts.

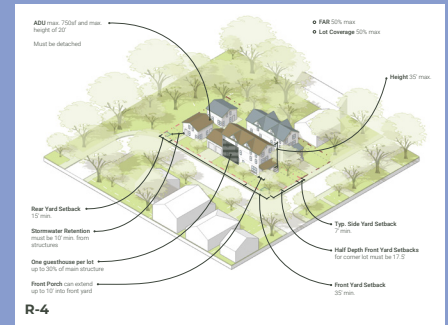
### **Div. 2.3. Neighborhood-Scale Districts**

- Renamed districts from Residential Neighborhood (RN-) to Neighborhood (N-)
- Renamed districts with the same lot size into "A" and "B" based on the number of units allowed on each lot. For example, RN2 and RN5 from Draft 1 had the same lot size requirements, so in Revision 1 Draft, they were renamed to N2A and N2B. This allows districts to be added to the zoning code over time with a different number of dwelling units allowed while keeping the lot size requirements the same.
- Some *building width* maximums were reduced to better reflect smaller-scale building patterns.
- N3A and N3B: Adjusted the required lot width to a specific number instead of "existing pattern" to provide more predictability for the district.
- N5A and N5B: Adjusted the required lot width to match the existing standard for the MR-MU district.
- N6A and N6B: Adjusted the *ground story height* to match the other Neighborhood-Scale Districts at 9'. Adjusted the *ground story and upper story window* requirements to better reflect existing patterns.

002

## **Code Testing**

Please see pages 6 through 10 for illustrations of how development allowed under two new Neighborhood-Scale Districts (N1 and N2B) differs from the R4 and R5 districts that they replace.



### **Div. 2.4. Urban General Districts**

- *Urban General* is the new name for *Residential Mix*, *Mixed Use General*, and *Mixed Use Shopfront* districts from the previous draft. Since *Residential Mix* and *Mixed Use General* districts were very similar from a form perspective, this was done to simplify the number of Form Districts in the code. The major difference in the conversion of existing districts has to do with allowed uses, not the form of the building, so conversions will be given a different Use District to reflect the allowed uses today.
- UG3, UG5, and UG8 have "A" and "B" versions of each Form District with different FAR allowances. These variations are needed to reflect the allowances of existing districts in the current zoning code, where districts allow the same height but have different FARs. All other requirements of the "A" and "B" districts are the same.

### **Div. 2.5. Urban Core Districts**

- FARs were modified to allow for development bonuses in Urban Core Form Districts, development bonuses will be further explained in Module 2.
- Added a line for *Building Coverage* for clarity, even though there is no maximum, as is the requirement today.
- Added a *Transition* requirement for UC1 and UC2.

### **Div. 2.6. Workplace Flex Districts**

- Renamed from *Industrial Flex*.
- Added more flexible standards for Industrial Uses to *Windows and Doors*.

### **Div. 2.7. Workplace Districts**

- Renamed from *Industrial*.

### **Div. 2.8. Special Districts**

- Renamed from *Institutional*.

#002

Posted by **Louis Prevosti** on **01/22/2025** at **1:04pm** [Comment ID: 935] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Why would the city change the number of dwelling units from what they are now in 2.0? Is the intent of the city to increase the number of dwelling units in some lots over time without having to wait for or rewrite new zoning code?

## **Div. 2.9. Alternate Forms**

- Added more information about how *Alternate Forms* are intended and when they are available as an option. The only are available all the criteria are met:
  - » The **004** District is eligible for that Alternate Form;
  - » The Use District allows the eligible use; and
  - » The lot contains an eligible use.

## **Chapter 4. Use Districts**

### **General Revisions Applicable to All Use Districts**

- Grouped use districts into categories of districts that have similar use provisions and intents and renamed use districts from generic names (such as U1 and U2) into more descriptive names (such as R1 and NX1).
- Reorganized Chapter 4. Use Districts for better clarity and usability. This groups the following items together into their own division:
  - » Use tables for each use district category and any use standards associated with all uses in a certain category
  - » Use standards for individual uses
  - » Use definitions
  - » Accessory uses
  - » Temporary uses
- Reorganized the Use Standards, Use Definitions, Accessory Uses, and Temporary Uses divisions so each use shows up with the same name and in the same order in the code document as it does in the use table.
- Unless noted otherwise, most of the highlighted changes in this chapter were for clarity and do not represent a change in policy or permissions.
- Geographically specific use standards that were carried over from the current zoning ordinance have been removed (for example some standards say something like, "this use is only allowed west of Peachtree Street"). Most of these standards exist in SPLs and the proposed use districts apply standards city-wide to ensure the quality of development is consistently high across the city rather than treating uses differently from one location to the next.
- Any use permissions in Historic and Landmark Districts or Legacy Districts (SPLs to remain) have been removed from Chapter 4, including any use districts on the use table or use standards. These use permissions will be outlined in the chapters related to Historic and Landmark Districts or Legacy Districts rather than outlined in this chapter.

### **Div. 4.1. General Provisions**

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

### **Div. 4.2. Use District Permissions**

- Broke up the content into use district categories. Once the use tables are finalized, they will be inserted into this section as indicated by the placeholder text [Use Table to be inserted here].
- Moved standards for specific use districts that apply to all uses into this section. Use Districts with an asterisk (\*) next to the name have standards that apply to all uses in that use district.
- In Residential (R-) use districts, in pre-1946 commercial use buildings, general food and beverage is allowed rather than requiring a SUP.

## #003

Posted by **Louis Prevosti** on **01/22/2025** at **2:09pm** [Comment ID: 937] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Are new Special Public Interest Districts allowed in Zoning 2.0? I have heard from a city councilperson that SPLs were going away. Is that true?

## #004

Posted by **Jennifer Friese** on **11/20/2024** at **6:57am** [Comment ID: 570] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Where do we see if a District is eligible for an Alternate Form? Thanks

Reply by **SiteAdmin** on **11/20/2024** at **12:04pm** [Comment ID: 572] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

This is specified on page 2-90 of the Form Districts.

Essentially both of the following must be met:

1. The lot must be zoned an eligible FORM district; and
2. The USE district it is paired with must allow the use.

For example, if a use district doesn't allow commercial uses, a "shopfront" is not allowed.

## #005

Posted by **shlbpccl** on **04/30/2025** at **9:53am** [Comment ID: 1210] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Denser uses should be around large portions of the Beltline and around MARTA stations. For these multimodal systems to be useful, people need to be able to use them to access things they want/need, such as grocers, schools, jobs, and denser housing. I think this is critical to the longevity and success of MARTA and to the function of Atlanta as a competitive city.

## **Use Table (Spreadsheet)**

- Renamed use districts and grouped into use district categories for more clarity and usability into the future
  - allows new use districts to be added over time more easily.
- Updated the legend to better describe and reflect the permissions in the use table.
- Incorporated asterisks (\*) for any use district or use permission that has use standards.
- Removed any reference to SAPs or CEs for clarity. The purpose of this table is to indicate whether a use is permitted or not - SAPs or CEs is a permitting process associated with certain project types, and therefore, better suited to be outlined in Module 3.
- Where an entire *column* is red underlined, this indicates either:
  - » Old use districts with similar permissions have been combined into a new use district, or
  - » The use district is an entirely new use district.
- Where an entire *row* is red underlined, this indicates that either:
  - » Old uses with the same permissions have been combined into a new, consolidated use, or
  - » The use is new.
- Some uses are red underlined because they have been renamed for clarity, no changes to the permissions of the use are proposed.
- *General household living* is a new, combined use that includes everything from single-unit dwelling to multi-unit dwelling. This does not change the number of dwelling units allowed per lot, the number of dwellings allowed per lot is controlled by the Form District. In the previous draft, the Form District and uses created conflicts with one another and this update resolves the conflicts, closes potential loopholes, and increases clarity of what is and is not allowed on each lot.
- *Purpose-built student housing* is a new use that allows up to 6 unrelated individuals to live together in a dwelling unit, where the units are specifically marketed to students.
- *Adult establishment* use was added in this draft, including standards for the use.
- *Urban garden* is a new, combined use that includes market garden and urban garden. The use permissions and use standards for market garden and urban garden were retained and applied to the updated use.
- *Micro-distribution hub* is a new use that was created in response to public feedback to allow some flexibility for small businesses, particularly those focused on making locally crafted products, in commercial areas.
- *Self-storage* permissions have been updated.
- *Accessory dwelling unit* and *accessory residential structure* definitions and permissions have been updated. See details below.
- *EV charging stations* are now distinguished between levels 1 and 2 and level 3 chargers. Level 1 and 2 chargers tend to be for personal use while level 3 chargers tend to be more commercial uses.
- *Outdoor pet area* is a new use created in response to more projects proposing similar accessory uses.
- *Temporary outdoor sales* is a new use created to allow flexibility for temporary vending or sales in certain areas.

## **Div. 4.3. Use Standards**

- *Parking Use Category* standards were removed because these standards will be applied city-wide in Module 2 (Development Standards).
- *Car wash* as an accessory use was incorporated with use standards in districts where car washes are only allowed as an accessory.
- *Data center* use standards were added based on recent legislation.



## Div. 4.4. Use Definitions

- Updated the term *family* to a more modern term, *household*, and reduced the maximum number of unrelated individuals allowed to live together in a household.
- 009 010 current definition of a *family* allows up to 6 015 related individual 016 live together, the proposed definition of *household* 011 d allow up to 012 nrelated individuals to live together 017 019
  - » This also includes updating the definition of *group living* to mean 4 or more unrelated individuals living together.
- Remote parking* was removed as a use because these will be applied as standards for parking city-wide in Module 2 (Development Standards).
- Commercial food preparation* was removed as a specific use because it has the same permissions as *low-impact industrial and manufacturing*, it is instead listed as an example of that use.
- Resource extraction* was removed as a specific use because it has the same permissions as *high-impact industrial and manufacturing*, it is instead listed as an example of that use.
- Self-storage uses were consolidated into a single, general use called *self-storage* for clarity, with certain districts having use standards that reflect the requirements of each type of self-storage.
- Vehicle-related waste and recycling facilities with outdoor storage* were consolidated into general waste-related service because they have the same use permissions and standards.

## Div. 4.5. Accessory Uses

- Added general provisions to provide clarity for how to use and interpret this division of the code.
- Removed *farmers market*, *market garden*, and *urban garden* as accessory uses since they will be considered a principal use when it is allowed, and multiple principal uses are allowed on a site.
- Clarified the difference between *outdoor display*, *outdoor storage*, *minor*, and *outdoor storage*, *major*.
- Removed *private recreation* since it was largely a duplicative use to *accessory residential structures*.

## Accessory Dwelling Unit and Accessory Residential Structure Uses

- Two terms have been defined and standards clarified to better differentiate between accessory dwelling units (ADUs), guest houses, and other accessory structures. The terms are *accessory dwelling unit* and *accessory residential structure*. This revision also reflects a more enforceable definition that reduces loopholes and increases predictability.
- Accessory dwelling unit*, and the number of accessory dwelling units allowed per lot, is now outlined in the use table, instead of the Form District. This allows the Form District to control the form of development and the number of primary dwelling units, while the Use District controls the number of accessory dwelling units. Other changes include:
  - » ADUs are only permitted where they are permitted under the current code today.
  - 008 ADUs are not proposed to be permitted in areas currently zoned R1 through R3.
  - » In areas currently zoned R-4 and ~~R-4B~~ **R-4A (error corrected on 12/4/24)**: 1 ADU is proposed to be allowed per lot
  - » In areas currently zoned R-5: 2 ADUs are proposed to be allowed per lot
  - » ADUs are proposed to be allowed to be attached or detached, in order to provide flexibility for tree preservation and better match the character of existing neighborhoods
- Accessory residential structures* are now more clearly defined and

## Code Testing

Please see pages 6 through 10 for illustrations of how accessory dwelling unit and accessory residential structure allowances differ between the existing R4 and R5 districts and the N1 and N2B districts that could replace them.





## #006

Posted by **Louis Prevosti** on **01/22/2025** at **3:27pm** [Comment ID: 939] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Thank you the clarification and the useful definitions and terms.

## #007

Posted by **Louis Prevosti** on **01/22/2025** at **3:23pm** [Comment ID: 938] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I agree with reducing the number to 3. Striving to increase affordable housing is a good thing. Overcrowding is not.

## #008

Posted by **AntonGudiswitz** on **12/15/2024** at **11:43pm** [Comment ID: 759] - [Link](#)

*Suggestion*

*Agree: 3, Disagree: -1*

This is absurd. We have a housing crisis. We have a homelessness crisis. Allow ADUs in R1-3 you cowards. Let homeowners build affordable options for their family and neighbors.

## #009

Posted by **Dr.LouisPrevosti** on **02/04/2025** at **12:06am** [Comment ID: 1022] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I agree with this, I am tired of seeing all the Mexicans and illegals pile on top of each other to share a house because they are broke. If you can't afford to live on your own, go back to your country.

## #010

Posted by **ATLien272** on **02/06/2025** at **2:05pm** [Comment ID: 1037] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

What perceived issue does this rule change help to solve? It seems to conflict directly with previous recommendations from the Department of City planning that Atlanta should support a wide variety of housing options in order to meet the current market and needs. Additionally, it places increased pressure to provide smaller, affordable units for those who would have otherwise rented or purchased a home with others in order to preserve affordability. This can increase pressure for affordable housing funding, which is already unable to meet current demand.

Reply by **SiteAdmin** on **02/07/2025** at **4:57pm** [Comment ID: 1049] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Please see the update provided to your related response.

## #011

Posted by **404forever** on **02/20/2025** at **3:09pm** [Comment ID: 1102] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

This is an unwise decision. Half of home park houses, where unaffiliated students live harmoniously, would have to kick out roommates, reducing the effective housing supply and exacerbating the affordable housing crisis! The limit should be kept at 6.

Reply by **SiteAdmin** on **02/21/2025** at **8:21am** [Comment ID: 1105] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The definition will be updated to align with the Department of Housing and Urban Development (HUD) definition.

## #012

Posted by **Little Bird** on **02/03/2025** at **9:34am** [Comment ID: 1014] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Can two couples who are dating share a 2 bedroom apartment together? Like one couple per bedroom?

Reply by **SiteAdmin** on **02/04/2025** at **10:12am** [Comment ID: 1024] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

If one of couples is legally married, this would be allowed under this proposal. For an update, please see time marker 49:00 here <https://www.youtube.com/live/xyoqwjjt4b0>

## #013

Posted by **404forever** on **02/20/2025** at **3:11pm** [Comment ID: 1103] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

Allow ADUs to be built in all residential zones. It is an effective way to increase the housing supply.

Reply by **SiteAdmin** on **02/21/2025** at **8:20am** [Comment ID: 1104] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your feedback.

## #014

Posted by **shlbpccl** on **04/30/2025** at **9:49am** [Comment ID: 1208] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I think ADUs should be allowed in all residential zoned areas, maybe with provisions on how much tree coverage should remain in certain areas. This allows for more housing opportunities across Atlanta.

Reply by **SiteAdmin** on **04/30/2025** at **12:48pm** [Comment ID: 1217] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your input. Allowing ADUs in more places was originally proposed but was revised based on significant pushback.

## #015

Posted by **Litte Bird** on **02/03/2025** at **9:24am** [Comment ID: 1013] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I never would have been able to afford college or my first house without having roommates. So sad to see you take away that option for affordability from so many.

Reply by **SiteAdmin** on **02/04/2025** at **10:11am** [Comment ID: 1023] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your feedback. For an update, please see time marker 49:00 below: <https://www.youtube.com/live/xyoqwjjt4b0>

Reply by **ChrisMcD1** on **02/05/2025** at **11:49pm** [Comment ID: 1030] - [Link](#)

*Agree: 0, Disagree: 0*

Unfortunately, that linked Q&A does not meaningfully address this feedback. It doesn't even address the term "students" at all, which was included in the printed question.

While we all can agree that an unlimited number of domestic servants is an outdated definition, that is not the concern of students, who are not domestic servants.

Given that the stated purpose of the term in the Q&A is meant to restrict roominghouses, this new definition seems extremely stringent. 4 students or young professionals living together in a 4 bedroom house is not a roominghouse. It is a legitimate, and quite popular, living arrangement, not an underground business in need of regulation.

The Q&A session exclusively refers to the word family, which in this

new context I assume means household. If the department were to drop a definition of the word household, as is suggested is a possible option, would that mean that the number of unrelated persons living together would exclusively be limited by the building code?

Reply by **SiteAdmin** on **02/06/2025** at **1:55pm** [Comment ID: 1035]

- [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The proposed text does not different between students and non-students. Three unrelated students could live together under the draft standard, but four could not.

Reply by **SiteAdmin** on **02/06/2025** at **1:57pm** [Comment ID: 1036]

- [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Also, please note that there in a new use definition of "student-housing" on page 4-37 here: <https://www.atlzoning.konveio.com/revised-discussion-draft-use-districts-excludes-use-table-clean>

## #016

Posted by **SDW** on **02/13/2025** at **1:34pm** [Comment ID: 1093] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

I've watched the comments at 49m as directed. There doesn't seem to be an explanation as to WHY the reduction from 6 people (in a family) to 3 people (in a household) is appropriate. What is the reasoning, beside (paraphrasing) "other jurisdictions are even less permissive" and "taking the sum of all possible persons under the current definition plus an unlimited number of domestic servants all in one residence could be overburdensome"? But that doesn't explain why capping a household at three unrelated persons is the right move. This proposal seems like it will have a negative impact on the ability of (a) low income/low wealth persons (b) migrants and immigrants and (c) young people entering the workforce (among other possible groups) to find housing. This seems like a way to enforce against such groups of people, even when there may be no threat or risk to public health.

Reply by **SiteAdmin** on **02/13/2025** at **2:23pm** [Comment ID: 1094] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

The next draft will update this to align with the HUD definition of "family."

## #017

Posted by **ATLien272** on **02/06/2025** at **1:54pm** [Comment ID: 1034] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

TLDR: this is bad policy, will affect lots of different Atlantans adversely, and will further exacerbate housing demand and higher costs. This change will lead to more problems with housing demand, higher housing costs overall, will increase the pressure for low-density residential and small single family units for rental and purchase. By changing this definition, it increases the number of individuals seeking housing without addressing available housing inventory (of which we already know we lack adequate small single-family, low- and mid-density residential housing). This will lead to an increase in demand at a time when housing costs have risen dramatically in the last 4 years, and stand to continue along with projected high in migration into the City of Atlanta. It will also further exacerbate displacement of lower income individuals in already gentrifying parts of the city such as East Atlanta, The West Side, West End, and other areas where individuals have taken on roommates to continue to live in their longtime homes that are becoming less and less affordable. Who stands to be impacted? Seniors without family who live on fixed incomes, students and young professionals, single parents who wish to live with other single parent families, families who may wish to temporarily house friends who are in-between housing options, first-time homebuyers who would not be able to afford a mortgage without taking in renters, anyone who cannot find housing currently who would like to move in with a group of friends, artists who often live together to share studio space and collaborate (and who because of lack of suitable artistic workspace in Atlanta, often find working from home is not compatible with high-density residential living) , unmarried partners who have children from past relationships. In mostly single family residential neighborhoods it would be nearly impossible to maintain mixed incomes, especially as existing housing is redeveloped to cater to this preference. If the perceived problem is that there would be disruption to other residents by multiple unrelated individuals living together, the city should address this by penalizing owners of specific properties causing disruption rather than limiting the number of people who can live together and exacerbating the housing issues we already have. This is a case of using a zoning rule change as a fix where better enforcement would be more appropriate.

Reply by **SiteAdmin** on **02/07/2025** at **4:55pm** [Comment ID: 1048] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for input. For an update on this definition, please see minute marker 49:00 here: <https://www.youtube.com/live/xyoqwjjt4b0>

**#018**

Posted by **shlbpcccl** on **04/30/2025** at **9:51am** [Comment ID: 1209] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: 0*

I think parking should be minimized and consolidated into structured facilities within the urban core of the City. We shouldn't have any surface parking in the densest areas, it is a waste of valuable space.

Reply by **SiteAdmin** on **04/30/2025** at **12:49pm** [Comment ID: 1218] - [Link](#)

*Answer*

*Agree: 0, Disagree: 0*

Thank you for your input.

## #019

Posted by **AntonGudiswitz** on **12/15/2024** at **11:50pm** [Comment ID: 760] - [Link](#)

*Suggestion*

*Agree: 0, Disagree: -1*

THIS IS DESPICABLE. What will you say when your new law evicts hundreds of people just trying to get by with roommates? We're talking about thousands of young people, college students who are forced by our housing crisis to get roommates to split rent, and then we want to ban their only option? People shouldn't have to get married to be allowed to live. We're not in the 50s any more, don't take us back.

include guest houses. Other changes include:

- » Clarifying that accessory residential structures are not allowed to be used as a dwelling unit, are not allowed to have cooking facilities, and are not allowed to have long-term tenancy of 30 days or more.
- » These must be detached from the primary dwelling unit.
- » In total, all accessory residential structures are limited to 30% of the size of the primary dwelling unit and must be counted toward the allowable FAR of the lot.

020

#### **Div. 4.6. Temporary Uses**

- Added general provisions to provide clarity for how to use and interpret this division of the code.
- Clarified that temporary uses reviewed by the Office of Zoning and Development are those not covered by outdoor events permits in Chapter 142 of the City Code (MOSE permits).

## **Code Testing**

To clearly illustrate how the proposed Form Districts would differ from existing zoning standards in typical urban Atlanta neighborhoods, models were prepared by licensed architects for the existing R4 and R5 districts and the proposed R1 and R2B Form Districts. The following methodology was used:

### **1. Identify Lots**

Select two typical R4 lots and two typical R5 lots in Atlanta neighborhoods experiencing significant growth pressures. Choose one corner lot and one mid-block lot for each district.

### **2. Prepare Concept Plans**

Develop a concept plan for each lot to maximize the development allowed under current zoning. The plans should consider by-right setbacks, building coverage, building height, floor area, and permitted accessory uses. All required on-site stormwater management and tree protection standards must also be met.

### **3. Annotate Concept Plans**

Annotate the concept plan with key zoning and development parameters that shape it.

### **4. Repeat for Proposed Form Districts**

Repeat Steps 2 and 3 for the N1 and N2B Form Districts. Note any differences in the maximum allowable development under the current zoning versus the proposed Form Districts.

Please see the following pages for the results of the testing.



#020

Posted by **Louis Prevosti** on **01/22/2025** at **3:50pm** [Comment ID: 940] - [Link](#)

*Question*

*Agree: 0, Disagree: 0*

Is more than one accessory residential structure ever allowed on a lot? For example, can there be a pool house and a tool shed? Can there be a guest house and a mechanical shed?

**ADU** max. 750sf and max.  
height of 20'

Must be detached

- **FAR** 50% max
- **Lot Coverage** 50% max

**Height** 35' max.

**Rear Yard Setback**  
15' min.

**Stormwater Retention**  
must be 10' min. from  
structures

**One guesthouse per lot**  
up to 30% of main structure

**Front Porch** can extend  
up to 10' into front yard

**Typ. Side Yard Setback**  
7' min.

**Half Depth Front Yard Setbacks**  
for corner lot must be 17.5'

**Front Yard Setback**  
35' min.

## Code Testing: R4 District (Existing)

**ADU** max. 850sf and max. height of 25' (2 stories)

Can be attached or detached

**Tree Cover** maintained with an undisturbed Structural Root Plate radius

Critical Root Zone radius may have no more than 25% overlap with structure

- **FAR** 50% max
- **Lot Coverage** 50% max
- **Building Coverage** 40% max

**Height** 35' max. (3 stories)

**Rear Yard Setback** 15' min.

**Stormwater Retention** must be 10' min. from structures

**Guest Unit** not allowed in N1

**Front Porch** can extend up to 10' into front yard

**Typ. Side Yard Setback** 4' min., 14' cumulative on either side

**Side Street Yard Setback** for corner lot must be 15'

**Front Yard Setback** 35' min. or match existing pattern

## Code Testing: N1-R2 District (Proposed)\*

One **ADU** per primary unit at 750sf max

Must be detached

ADUs set back min. 4' from lot lines

One **Parking Space** per primary unit, plus one additional space per bedroom over three bedrooms

Parking in front yard is limited to 25% max

- **FAR** 60% max (duplex)
- **Lot Coverage** 55% max

One **guesthouse** per lot

• **Rear Yard Setback**  
7' min.

• **Stormwater Retention**  
must be 10' min. from structures

• **Guest Unit**  
allowed up to 30% of primary structure

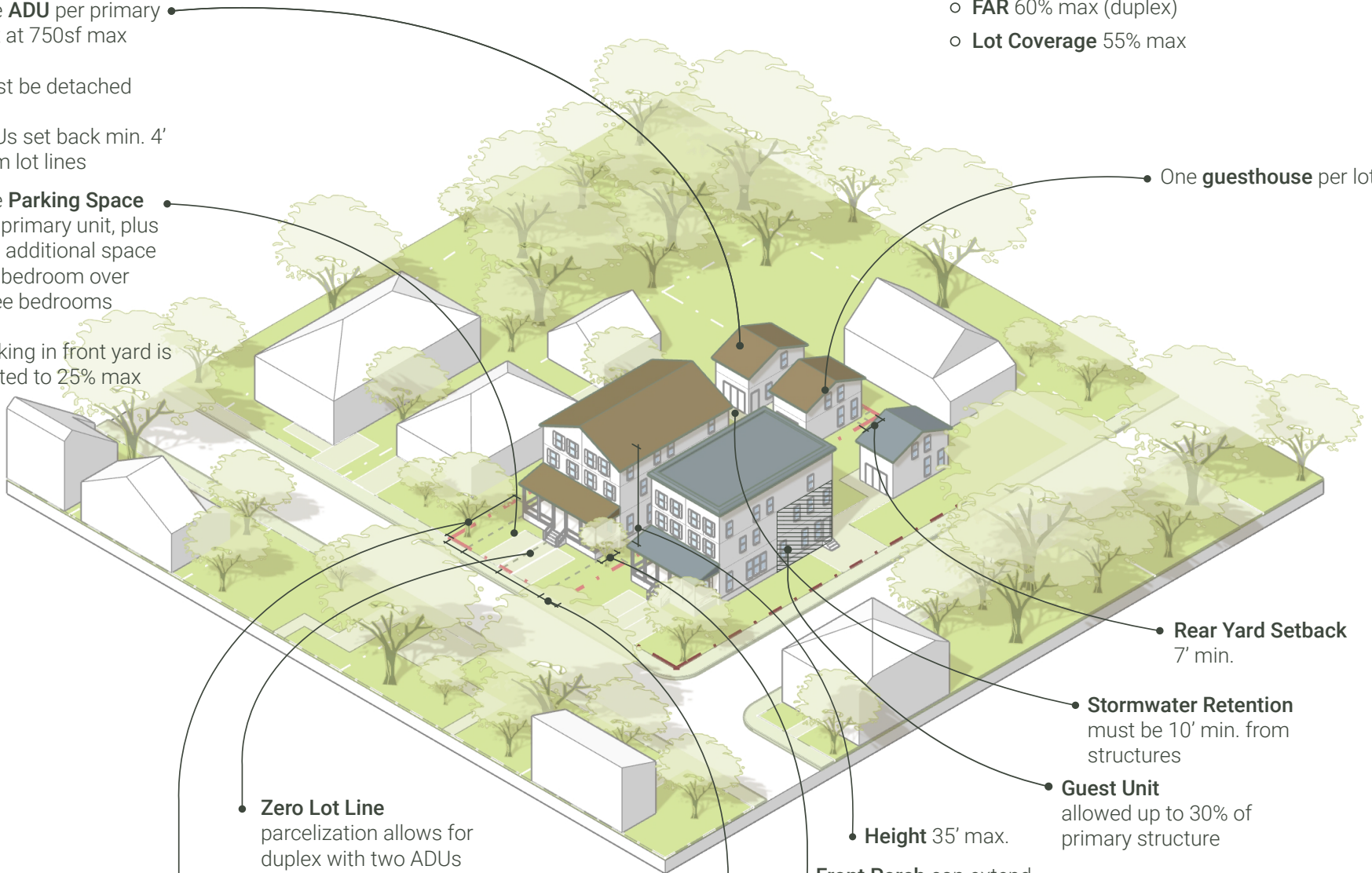
• **Height** 35' max.

• **Front Porch** can extend up to 10' into front yard

• **Side Yard Setback**  
7' min.

• **Zero Lot Line**  
parcelization allows for duplex with two ADUs

• **Front Yard Setback**  
30' min.



## Code Testing: R5 District (Existing)



One **ADU** per primary unit at 850sf max

ADUs set back min. 4' from lot lines

**No Parking Spaces** allowed in front yard, must be in the side or rear yard

One space per primary unit, plus one additional space per bedroom over three bedrooms

- **FAR** 60% max (duplex)
- **Lot Coverage** 55% max
- **Building Coverage** 45% max

• **Tree Cover** maintained with an undisturbed Structural Root Plate radius

Critical Root Zone radius may have no more than 25% overlap with structure

• **Rear Yard Setback** 7' min.

• **Stormwater Retention** must be 10' min. from structures

• **Guest Unit** not allowed in N2B

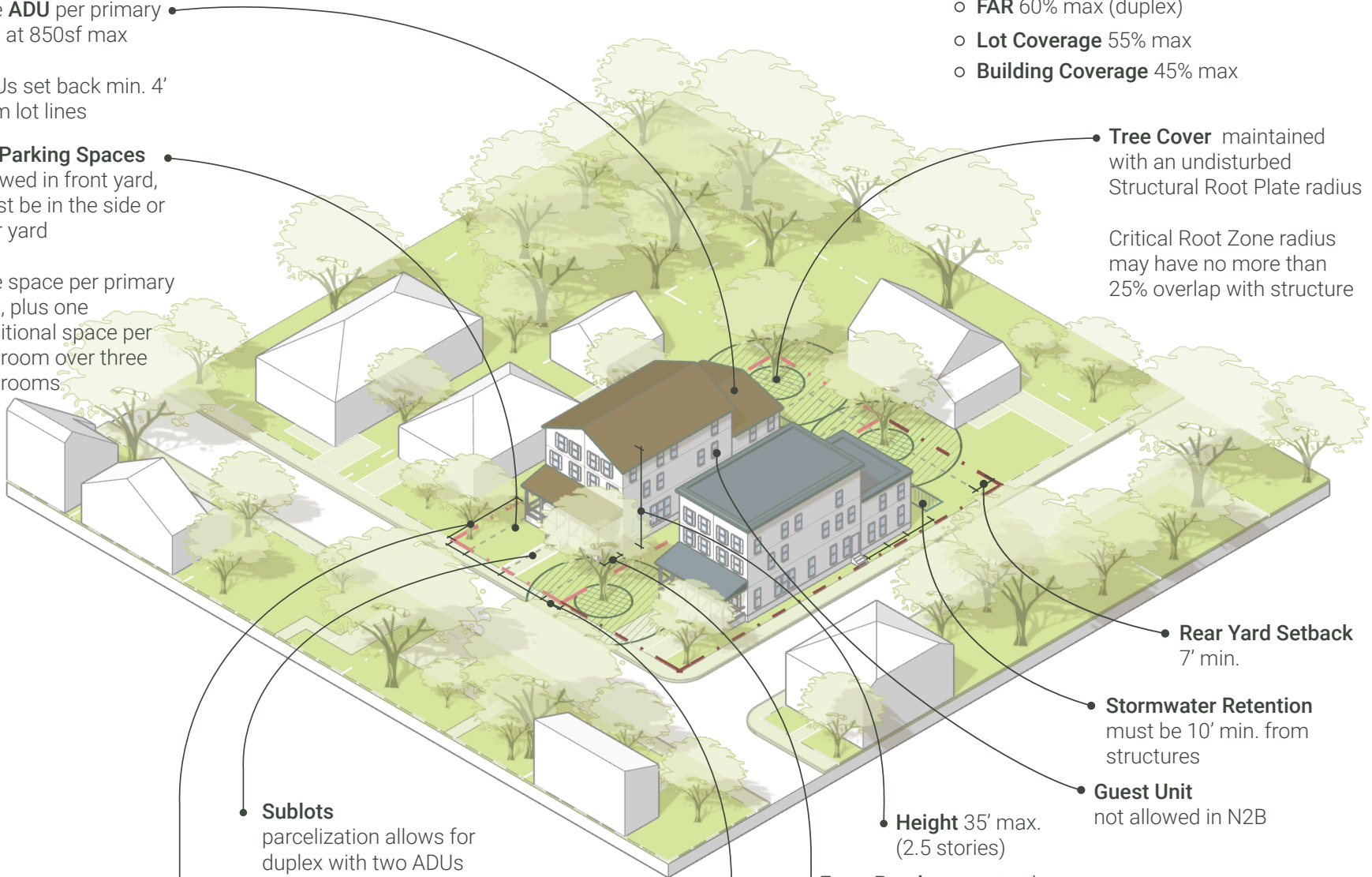
• **Height** 35' max. (2.5 stories)

• **Front Porch** can extend up to 10' into front yard

• **Side Yard Setback** 3' min., 10' cumulative on either side

• **Front Yard Setback** 30' min. or match existing

• **Sublots** parcelization allows for duplex with two ADUs



## Code Testing: N2B-R3 District (Proposed)\*