

CHAPTER 3.

RULES FOR ZONING DISTRICTS

Division 3.1. Lot Size 3-3

 Sec. 3.1.1. Lot Area 3-3

 Sec. 3.1.2. Lot Width 3-4

Division 3.2. Density 3-6

 Sec. 3.2.1. Dwelling Units Per Lot 3-6

 Sec. 3.2.2. Floor Area Ratio (FAR) 3-6

Division 3.3. Coverage 3-8

 Sec. 3.3.1. Building Coverage 3-8

 Sec. 3.3.2. Lot Coverage 3-9

 Sec. 3.3.3. Outdoor Amenity Space 3-10

Division 3.4. Streetscape 3-16

 Sec. 3.4.1. Amenity Zone and Pedestrian Zone 3-16

 Sec. 3.4.2. Front and Side Street Yard Landscaping 3-20

Division 3.5. Building Setbacks 3-21

 Sec. 3.5.1. Setbacks 3-21

Division 3.6. Transition 3-27

Division 3.7. Build-To 3-28

 Sec. 3.7.1. Build-To Width 3-28

Division 3.8. Parking Location. 3-34

 Sec. 3.8.1. Parking In Required Setbacks 3-34

 Sec. 3.8.2. Parking In Required Yards 3-34

 Sec. 3.8.3. Between the Building and Street 3-35

 Sec. 3.8.4. Garage Design 3-36

Division 3.9. Massing 3-38

 Sec. 3.9.1. Building Height 3-38

 Sec. 3.9.2. Side Wall Height 3-42

 Sec. 3.9.3. Building Width 3-42

Division 3.10. Activation 3-45
 Sec. 3.10.1. Active Depth 3-45

Division 3.11. Ground Story 3-47
 Sec. 3.11.1. Ground Story Height 3-47
 Sec. 3.11.2. Ground Story Elevation 3-48

Division 3.12. Windows And Doors. 3-51
 Sec. 3.12.1. Glazing 3-51
 Sec. 3.12.2. Blank Wall Width 3-55
 Sec. 3.12.3. Street-Facing Entry 3-62

Division 3.13. Fences and Walls 3-69

DIVISION 3.1. LOT SIZE

Sec. 3.1.1. Lot Area

The total square footage within the boundaries of a lot.

A. Intent

To ensure newly established lots are generally consistent with the desired development patterns in the neighborhood and other lots in the same zoning district.

B. Applicability

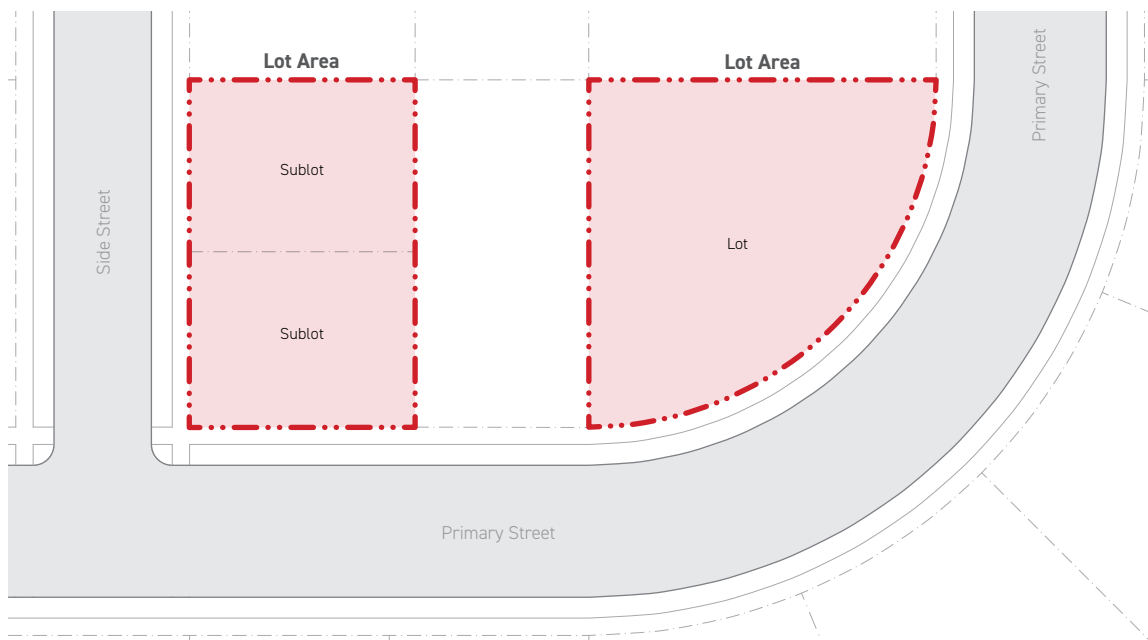
1. Lot area applies to lots approved and recorded on or after the effective date of the Zoning Ordinance.
2. Where sublots are permitted, lot area is calculated for each lot, not individual sublots.
3. For lots lawfully created and recorded before the effective date of the Zoning Ordinance, uses allowed in the Use District may be established regardless of the lot area, provided, that all other requirements of the Zoning Ordinance are met.

C. Standards

All lots created and recorded after the effective date of the Zoning Ordinance must have an area no less than the minimum lot area specified by the zoning district.

D. Measurement

1. Lot area is equivalent to net lot area (NLA).
2. Lot area is measured horizontally as the total land area within the boundaries of a lot.



#001

Posted by **Jennifer Friese** on **12/12/2024** at **4:34pm** [Comment ID: 732] - [Link](#)
Question

Agree: 0, Disagree: 0

Where do we find where sublots are permitted?

LOT SIZE

3. Lot area includes any portion of a lot allocated for required easements.
4. Lot area does not include portions of a lot required to be dedicated for public use.

E. Relief

A reduction in the required minimum lot area is not permitted with **Sec. XX. Administrative Adjustment** or **Sec. XX. Variance**.

Sec. 3.1.2. Lot Width

The length of primary street lot lines bounding a lot.

A. Intent

1. To ensure newly established lots are generally consistent with the desired development patterns in the neighborhood and other lots in the same zoning district.
2. To ensure safe and adequate vehicular access to and from a lot, when provided.

B. Applicability

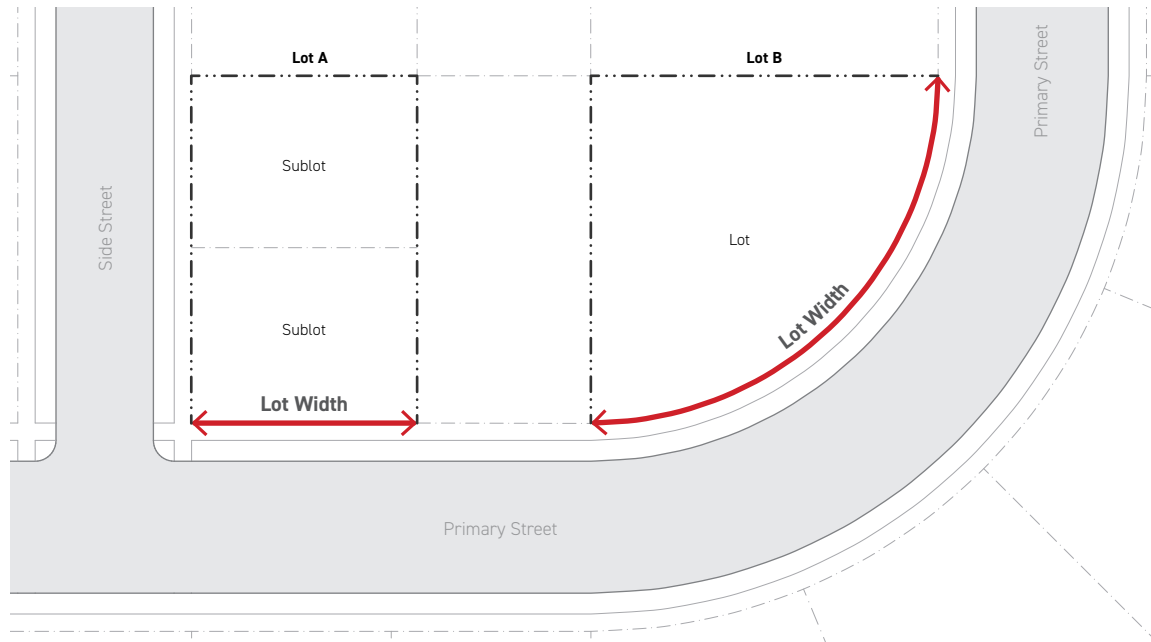
1. Lot width applies to lots approved and recorded on or after the effective date of the Zoning Ordinance.
2. Where sublots are permitted, lot width is calculated for each lot, not individual sublots.
3. For lots lawfully created and recorded before the effective date of the Zoning Ordinance, uses allowed in the Use District may be established regardless of the lot width, provided, that all other requirements of the Zoning Ordinance are met.

C. Standards

1. All lots created and recorded after the effective date of the Zoning Ordinance must have a width no less than the minimum lot width specified by the zoning district.
2. In some zoning districts, the required minimum lot width varies based on where vehicular access is provided on the lot. In these zoning districts, the following standards apply:
 - a. Lots providing vehicular access from a primary street must meet the minimum width requirement designated as "front access" by the zoning district.
 - b. Lots providing vehicular access from any other street than a primary street, or with no vehicular access to any street, must meet the minimum width requirement designated as "side or rear access" by the zoning district.

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.
2. Where a lot has 2 or more primary street lot lines facing different streets, all primary street lot lines must meet the minimum width standard.



E. Relief

1. A reduction of up to 10% of the required minimum lot width may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

002

#002

Posted by **KUA** on **12/05/2024** at **3:17pm** [Comment ID: 605] - [Link](#)

Question

Agree: 0, Disagree: 0

would a lot reduction be able to be used in conjunction with a subdivision? If not, when would this apply?

Reply by **SiteAdmin** on **12/06/2024** at **2:21pm** [Comment ID: 641] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes, subdivision or replat. Past surveying equipment wasn't as precise as it is now. A nominal 50 feet wide lot platted in 1900 may actually only be 48 feet wide. This is intended to allow matching of existing patterns with regard to width. All minimum lot area standards would still apply.

Reply by **Jennifer Frieze** on **01/07/2025** at **1:54pm** [Comment ID: 850] - [Link](#)

Question

Agree: 0, Disagree: 0

Will the existing Subdivision ordinance remain intact or will subdivisions be moved into the new zoning code?

Reply by **SiteAdmin** on **01/07/2025** at **5:19pm** [Comment ID: 852] - [Link](#)

Answer

Agree: 0, Disagree: 0

The subdivision ordinance will remain and continue to be separate from the zoning ordinance.

DIVISION 3.2. **DENSITY**

Sec. 3.2.1. **Dwelling Units Per Lot**

The maximum number of dwelling units allowed on a lot.

A. Intent

To ensure the number of dwelling units permitted on a lot is aligned with the zoning district intentions and is physically compatible with the lot itself.

B. Applicability

1. Dwelling units per lot requirements apply to all lots.
2. Where sublots are permitted, dwelling units per lot requirements are calculated for each lot, not individual sublots.
3. In House-Scale (H-) and Neighborhood-Scale (N-) Form Districts, where a building was constructed and contained multiple dwelling units before 1946, the number of dwelling units existing before 1946 will be considered conforming even when the number of dwelling units exceeds what is allowed by the zoning district. See Sec. XX. Residential (R-) Use Districts for additional criteria and standards.

C. Standards

1. A lot is not permitted to exceed the maximum number of dwelling units allowed by the zoning district.
2. Dwelling units per lot determines the number of principal dwelling units allowed on each lot. The number of accessory dwelling units allowed on each lot, if any, is determined by the Use District (Div. XX. Use District Permissions). Accessory dwelling units do not count toward the maximum number of dwelling units allowed per lot.
3. Where more than one dwelling unit is allowed per lot, dwelling units may be attached or detached.

D. Relief

An increase in maximum dwelling units per lot is not permitted with Sec. XX. Administrative Adjustment or Sec. XX. Variance.

Sec. 3.2.2. **Floor Area Ratio (FAR)**

Floor area ratio (FAR) is the total floor area of all buildings on a lot in relation to the area of the lot.

A. Intent

To regulate the bulk and massing of buildings on a lot.

B. Applicability

1. FAR requirements apply to all lots in zoning districts that specify an FAR standard.

#003

Posted by **Jennifer Friese** on **01/07/2025** at **1:58pm** [Comment ID: 851] - [Link](#)

Question

Agree: 0, Disagree: 0

Does only the number of dwelling units become conforming or does the building itself become conforming? And if conforming then may the building be added on to/renovated?

#004

Posted by **KUA** on **12/05/2024** at **3:18pm** [Comment ID: 606] - [Link](#)

Question

Agree: 0, Disagree: 0

Why 1946 and not 1965 similar to parking exemptions?

Reply by **SiteAdmin** on **12/06/2024** at **2:18pm** [Comment ID: 640] - [Link](#)

Answer

Agree: 0, Disagree: 0

The parking allowance is based on when the first imposed parking requirements. We believe that this provision from the existing code is based on a preserving the form and use typical to pre-World War II apartment houses, which often resembled houses.

#005

Posted by **Jim Winer** on **12/08/2024** at **4:26pm** [Comment ID: 670] - [Link](#)

Agree: 1, Disagree: 0

Suggest clarifying that this B.3. allowance only applies to the specific lot on which the pre 1946 building exists is not transferable to other lots.

Reply by **SiteAdmin** on **12/09/2024** at **11:03am** [Comment ID: 691] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for your suggestion.

2. Where sublots are permitted, FAR requirements are calculated for each lot, not individual sublots.

C. Standards

1. The total floor area built on a lot is not permitted to exceed the maximum FAR specified by the zoning district.
2. In zoning districts with a base and bonus FAR allowance, the following standards apply:
 - a. A lot cannot exceed the maximum base FAR unless the project meets the requirements of a program outlined in **Sec. XX. Development Bonuses** or **Sec. XX. Transfer of Development Rights**.
 - b. If a project is determined by the Director to meet the requirements of a bonus program outlined in **Sec. XX. Development Bonuses**, the lot may exceed the base FAR up to the maximum bonus FAR.
 - c. If a project is determined by the Director to meet the requirements of the Transfer of Development Rights program outlined in **Sec. XX. Transfer of Development Rights**, the lot may exceed the base FAR.

D. Measurement

1. In House-Scale (H-) and Neighborhood-Scale (N-) zoning districts, FAR is calculated by dividing the total floor area on a lot by the net lot area (NLA).
2. In all other zoning districts, FAR is calculated by dividing the total floor area on a lot by the gross lot area (GLA).
3. See **Sec. XX. Net and Gross Lot Area** for calculating net and gross lot area.

E. Relief

An increase in maximum floor area ratio is not permitted with **Sec. XX. Administrative Adjustment** or **Sec. XX. Variance**.

#006

Posted by **Michael Barnett** on **03/30/2025** at **4:03pm** [Comment ID: 1114] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Total floor area is a very vague term that should be further defined. The current code uses the term gross floor area. We routinely see this vagueness abused. DCP doesn't independently verify floor area (and no one blames them for that), correctly relying on the architect of record to certify the floor area. But when we do independently verify the area, we see design professionals using the net floor area, or the conditioned floor area, as this yields larger buildings. The preference here is to be specific by stating the finished face of the building. Some additional specificity would be helpful to understand how stairs, elevator shafts, double height spaces, and covered porches where there is an occupiable space above are calculated as all of these elements increase the bulk and massing of a building on a lot especially single family residential.

Reply by **SiteAdmin** on **03/30/2025** at **4:43pm** [Comment ID: 1119] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback. Please see Sec. 10.1.5 below for how it is calculated:

<https://www.atlzoning.konveio.com/discussion-draft-chapter-10-general-rules-definitions?cid=735#page=5>

DIVISION 3.3. **COVERAGE**

Sec. 3.3.1. **Building Coverage**

The percentage of lot area that is covered by buildings or permanent structures. **008**

A. Intent

To preserve the open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or permanent structures on the lot.

B. Applicability

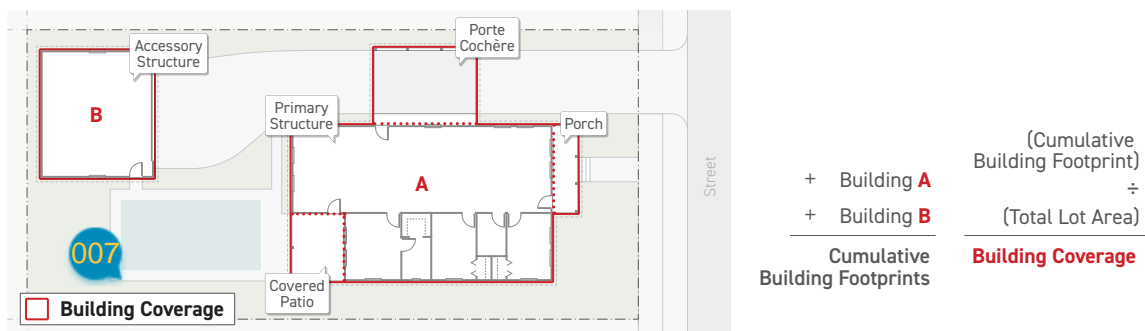
1. Building coverage requirements apply to all lots in zoning districts that specify a building coverage standard.
2. Where sublots are permitted, building coverage requirements are calculated for each lot, not individual sublots.

C. Standards

Buildings or covered structures on a lot are not permitted to have a cumulative area in excess of the maximum building coverage allowed by the zoning district.

D. Measurement

1. Building coverage is measured cumulatively for the lot.
2. Building coverage is measured by adding together the cumulative footprints of all buildings and covered structures on a lot, then dividing by the total lot area.



3. See [Sec. XX. Lot Area](#) for the calculation of lot area.

#007

Posted by **Michael Barnett** on **03/30/2025** at **4:07pm** [Comment ID: 1115] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Since the graphic is showing what I think is a pool, I suggest also showing a small pool pavilion, which is very common and would help to clarify that these structures are not miscellaneous garden structures and would calculate towards building coverage.

Reply by **SiteAdmin** on **03/30/2025** at **4:44pm** [Comment ID: 1120] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for the suggestion.

#008

Posted by **Jennifer Friese** on **12/12/2024** at **4:48pm** [Comment ID: 738] - [Link](#)

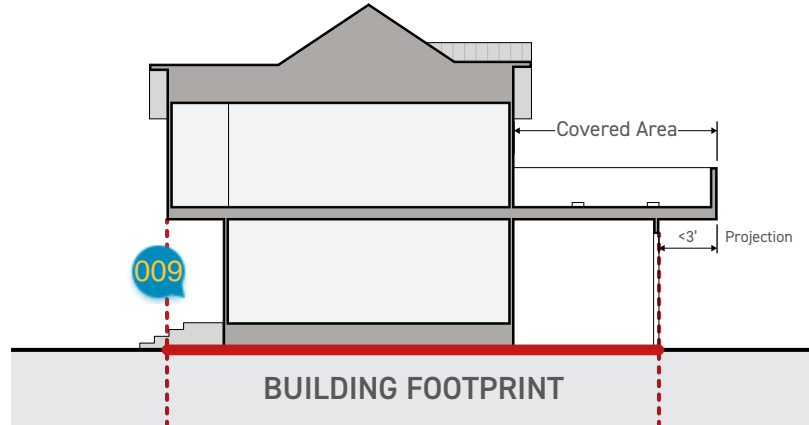
Suggestion

Agree: 1, Disagree: 0

This is a good specification, thank you.

E. Exceptions

1. Architectural details and roof projections, such as roof overhangs and balconies, that are less than 3 feet from the nearest wall, column, spanning beam, or other structural element carrying gravity loads, are not included in the calculation of building footprint.



2. Structures or portions of a structure less than 4 feet in height, measured from adjacent finished grade, and flatwork are not included in the calculation of building footprint.

F. Relief

1. An increase of up to 10% of the allowed building coverage may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. An increase beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.3.2. Lot Coverage

The percentage of lot area that is covered by buildings, structures, and impervious area.

A. Intent

To ensure the amount of development, including all paved surfaces, on a lot is limited to manage stormwater runoff, mitigate the impact of extreme flooding events and improve the overall environmental health of residents.

B. Applicability

1. Lot coverage requirements apply to all lots in zoning districts that specify a lot coverage standard.
2. Where sublots are permitted, lot coverage requirements are calculated for each lot, not individual sublots.

C. Standards

A lot must have no more than the maximum lot coverage specified by the zoning district.

#009

Posted by **Michael Barnett** on **03/30/2025** at **4:18pm** [Comment ID: 1116] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Graphically this looks like a 3' or less overhang and the stoop below looks like less than 4' in height, so wouldn't this be excluded from the building footprint? If you were using the roof overhang then you would calculate 3' back from the edge of the overhang. I think this belies that this is going to be complicated to calculate and to determine which will lead to abuse.

Reply by **SiteAdmin** on **03/31/2025** at **4:25pm** [Comment ID: 1129] - [Link](#)

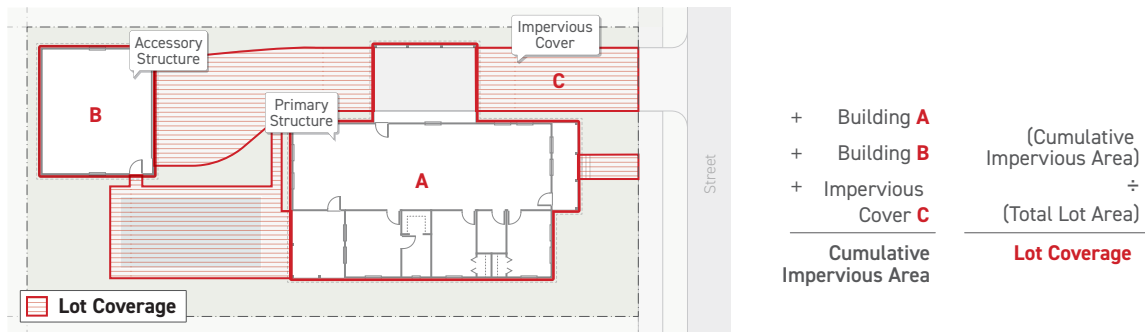
Answer

Agree: 0, Disagree: 0

This occupied area above your comment is not an architectural detail or roof projection - it's a cantilever of the primary structure.

COVERAGE**D. Measurement**

1. Lot coverage is calculated by adding together the cumulative impervious area on a lot and dividing by the lot area.
2. For the purpose of calculating the cumulative impervious area, any portion of the lot covered by anything other than planted ground cover will be considered impervious. This includes, but is not limited to, the following:
 - a. All buildings and structures;
 - b. Driveways and roads; **015**
 - c. Flatwork **012**
 - d. Mechanical equipment;
 - e. Pools; **010** **017**
 - f. Gravel; **011** **013** **014** **016**
 - g. Impermeable materials covering natural land surfaces.



3. See **Sec. XX. Lot Area** for the calculation of lot area.

E. Relief

1. An increase of up to 10% of the allowed lot coverage may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. An increase beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.3.3. Outdoor Amenity Space

An area on a lot designated to be used for active or passive recreation and open space, calculated as a percentage of a total lot area.

A. Intent

1. To ensure adequate recreation and open space areas for occupants or the public, and to ensure such spaces are accessible, usable and safe.

#010

Posted by **Michael Barnett** on **03/30/2025** at **4:36pm** [Comment ID: 1118] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I have to sometimes wonder if pools are truly impervious. The major part of lot coverage is for storm water runoff. In a rain event pools collect and hold the water. The top of the pool coping is usually 6" above the water line and the emergency outflow is usually about 2" above the water line. That pool can hold a lot of water in a rain event and dissipate it slowly which wouldn't contribute to storm water runoff. Just something to think about.

Reply by **SiteAdmin** on **03/31/2025** at **4:31pm** [Comment ID: 1131] - [Link](#)

Agree: 0, Disagree: 0

Thanks for your comment.

#011

Posted by **Louis Prevosti** on **01/22/2025** at **9:28am** [Comment ID: 925] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Please add "pavers" to this section. All pavers should be included as impermeable surface area, by definition. Otherwise each type and brand of paver will require determination, and developers will try to claim that areas with pavers should not count toward lot coverage.

Reply by **SiteAdmin** on **01/23/2025** at **6:22pm** [Comment ID: 962] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for your feedback!

#012

Posted by **Michael Barnett** on **03/30/2025** at **4:28pm** [Comment ID: 1117] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I would caution that flatwork can be construed to mean only site constructed poured paving. A natural stone pathway could be argued as outside the scope of flatwork. That would still be covered based on the definition in 2. but sometimes specificity helps since this is an element where we rely on a licensed professional to certify the coverage rather than independently verifying.

Speaking of specificity, I would recommend adding landscape and retaining walls to the listed elements.

Reply by **SiteAdmin** on **03/31/2025** at **4:28pm** [Comment ID: 1130] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment!

#013

Posted by **KUA** on **12/05/2024** at **3:21pm** [Comment ID: 607] - [Link](#)

Question

Agree: 0, Disagree: 0

why gravel? the previous ordinance differentiated gravel for walk paths as pervious versus gravel at parking pads as impervious. This doesn't allow that distinction. That's a problem.

Reply by **SiteAdmin** on **12/06/2024** at **2:25pm** [Comment ID: 642] - [Link](#)

Answer

Agree: 0, Disagree: -1

We are working to align this with the stormwater code and may make future adjustments based on that.

Reply by **Louis Prevosti** on **01/22/2025** at **10:01am** [Comment ID: 927] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

In my mind, lot coverage and impermeable surfaces in the zoning code is not precisely the same as what the Dept. of Watershed determines or calculates. The two sets of rules may not always align. Watershed Management is interested in just one aspect of a development site, namely the hydrology aspect. Zoning code has many other aspects it covers beyond hydrology, such as neighborhood conformity, aesthetics, tree protection, and other aspects of the wellbeing of the city and its people as it pertains to planning and development. Dept of Zoning and Development, NPU's, and developers cannot be constantly deferring to Watershed for determinations of imprecise zoning code. And in the end, the if two city departments differ in opinion, the stricter or more confining of the two opinions rules, according to city ordinance.

Reply by **SiteAdmin** on **01/23/2025** at **6:17pm** [Comment ID: 960] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your comment.

#014

Posted by **Louis Prevosti** on **01/22/2025** at **9:39am** [Comment ID: 926] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I recommend all gravel surfaces be considered impermeable, by definition. To do otherwise will create loop holes that developers will use to increase lot coverage: "That's not a driveway, that's a wide walking path." Defining all gravel surfaces as impermeable will prevent a lot of conflict.

Reply by **SiteAdmin** on **01/23/2025** at **6:22pm** [Comment ID: 961] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for your feedback!

#015

Posted by **Louis Prevosti** on **01/22/2025** at **9:25am** [Comment ID: 924] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Please add parking area and turnarounds. These areas are included in the current zoning code and should be carried through to 2.0. It is important that they be listed in this area so they are, by definition, included in the impermeable surface area. Otherwise developers will claim they do not need to be included as impermeable surface.

Reply by **SiteAdmin** on **01/23/2025** at **5:16pm** [Comment ID: 951] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion.

#016

Posted by **andrewk** on **01/23/2025** at **6:45am** [Comment ID: 944] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Is it possible to add a category for certain gravel installations to be considered at least partially permeable? Permeable pavers are permeable because they have a very small amount of porous material (gravel) in between the much larger quantity of (non-porous) pavers, so why not grant at least some permeability to gravel installations (i.e. over open aggregate base) that will not be more prone to compaction than some of our regional soils?

#017

Posted by **LarryA** on **02/07/2025** at **4:18am** [Comment ID: 1042] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I would remove gravel or give it an * where that material can be looked at on case by case bases for that specific use case. There are some good permeable options and I would hate for those options to be counted negatively especially on smaller city lots.

Reply by **SiteAdmin** on **02/07/2025** at **5:00pm** [Comment ID: 1051] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback.

2. To encourage projects to provide high-quality, pedestrian-oriented, and publicly accessible gathering spaces along streetscapes.

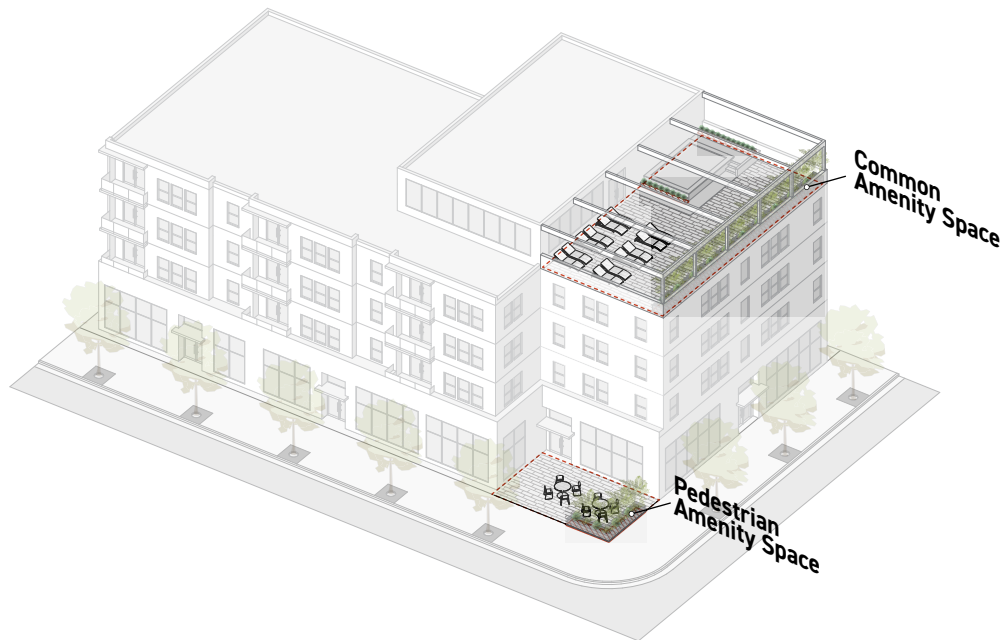
B. Applicability

1. Outdoor amenity space requirements apply to all lots in zoning districts that specify an outdoor amenity space standard.
2. Where sublots are permitted, outdoor amenity space requirements are calculated for each lot, not individual sublots.
3. No outdoor amenity space is required for the site if the outdoor amenity space calculation requires less than 300 square feet.

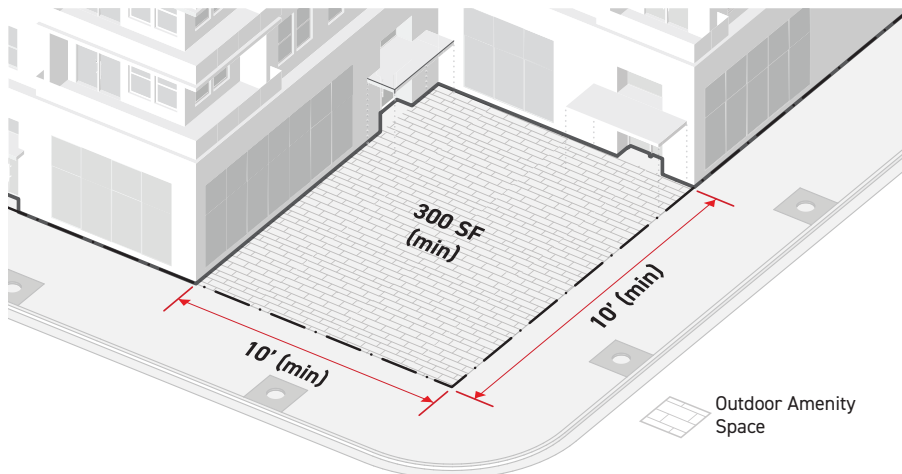
C. Standards

1. General

- a. A lot must provide outdoor amenity space with a cumulative area of no less than the minimum percentage of outdoor amenity space specified by the zoning district.
- b. Some zoning districts provide different requirements based on the size of the site. In these zoning districts, the size of the entire site, not individual lots, determines which standard must be met.
- c. The outdoor amenity space requirement can be met through any of the following types of outdoor amenity spaces:
 - i. Common Amenity Space;
 - ii. Pedestrian Amenity Space; or
 - iii. Tree Preservation Amenity Space.
- d. The outdoor amenity spaces must meet all general standards and the specific standards according to the type.

COVERAGE

- e. Each outdoor amenity space must have a minimum area of 300 square feet, and no horizontal dimension of less than 10 feet, measured perpendicular to any boundary of the space.



- f. No portion of the outdoor amenity space can have a clear height of less than 7.5 feet.
- g. Fully enclosed or covered accessory structures are permitted within an outdoor amenity space provided they cover a cumulative area no greater than 25% of the outdoor amenity space in which they are located.

018

#018

Posted by **Michael Barnett** on **03/30/2025** at **4:49pm** [Comment ID: 1121] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

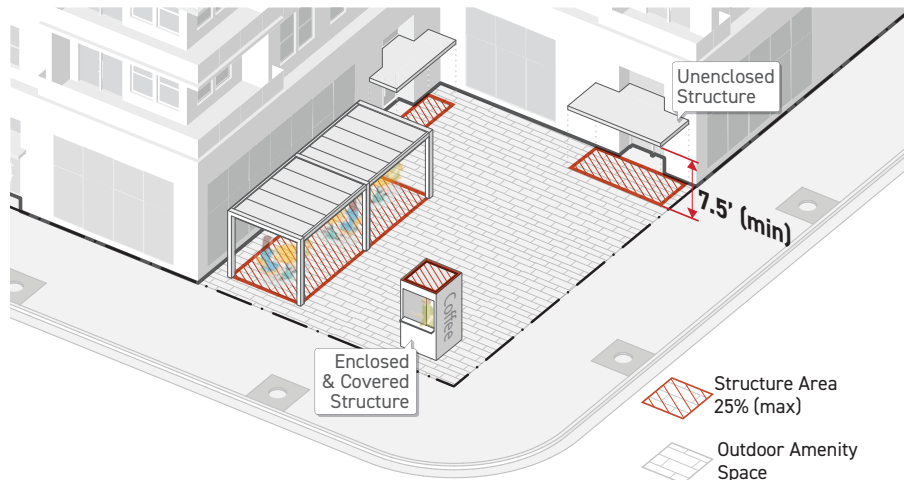
Can we do better than 7.5'? If someone built the code minimum here it would be practically useless. No one wants to be in a 300SF space with a 7.5' ceiling. And the way this is written there doesn't appear to be anything that would prevent the whole space to have a building on top of it. Only accessory structures are limited. I can imagine a common amenity space on the 5th floor (top of parking podium) of a 15-story building with units built directly over the amenity space which we commonly see in other cities. I would suggest at least 30' and provide an exception for accessory structures to have a minimum 7.5' clear height.

Reply by **SiteAdmin** on **03/31/2025** at **4:35pm** [Comment ID: 1132] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback. Outdoor amenity space is intended to be uncovered, except as provided in "g" below. An amenity space under an elevated building would not count.



- h. A minimum of 20% of the total area of outdoor amenity space must be planted area and meet the requirements of **Sec. XX. Plants and Plant Material**.
- i. The demolition of a building solely for the purpose of meeting the minimum required outdoor amenity space is not permitted.

2. Common Amenity Space

Type of Outdoor Amenity Space generally reserved for use by building occupants and may not be accessible to the public. Examples include roof decks, pool amenity areas, pet walks, and private courtyards.

In addition to the general standards for outdoor amenity space, common amenity spaces must meet the following requirements:

- a. Each square foot of common amenity space provided counts as 1 square foot of required outdoor amenity space.
- b. Common amenity space must be made available to all occupants of a building, at no additional cost, during the hours of operation of the building. ⁰²⁰ The space may not be permanently reserved or in any way exclude any tenant during the time it is required to be made available to all occupants.
- c. Building facades abutting common amenity space must have a minimum transparency of 15% for each story.
- d. Common amenity space cannot be located in a required transition setback based on the requirements of **Sec. XX. Transitions**.

3. Pedestrian Amenity Space

Type of Outdoor Amenity Space that is publicly accessible and located in close proximity to the public sidewalk. Examples include patios and plazas. ⁰¹⁹

In addition to the general standards for outdoor amenity space, pedestrian amenity spaces must meet the following requirements:

#019

Posted by **Michael Barnett** on **03/30/2025** at **5:13pm** [Comment ID: 1124] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I am always fearful of how these can be employed. Back in college my professor told me how the Trump Tower (nothing political intended here just referencing the physical building) has a public amenity space that is on a low roof. That roof is in close proximity to the public sidewalk (at least in horizontal distance), and the path to get to the roof was calculated as part of the public amenity space so that the space is ultimately large enough for only a couple of people. Obviously no one knows its there and no one uses it. Let's just make sure we can't repeat that mistake in Atlanta.

Reply by **SiteAdmin** on **03/31/2025** at **4:46pm** [Comment ID: 1135] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for suggestion.

#020

Posted by **Michael Barnett** on **03/30/2025** at **4:56pm** [Comment ID: 1122] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Could someone use this hours of operation exception to their extreme advantage? What might happen if a condo and hotel were in the same building? There would be one common amenity space requirement for the building. What if the condo had hours of operation of only 2 hours a day 8-10 AM Monday through Friday. Could the hotel claim nearly exclusive use of that amenity space?

Reply by **SiteAdmin** on **03/31/2025** at **4:39pm** [Comment ID: 1133] - [Link](#)

Answer

Agree: 0, Disagree: 0

Condos and all other residential uses have 24/7 hours of operation. We will clarify this.

COVERAGE

- a. Each square foot of pedestrian amenity space provided counts as 2 square feet of required outdoor amenity space.
- b. Pedestrian amenity space must abut and be directly accessible from the sidewalk along the street. Pedestrian amenity space cannot be separated from the sidewalk by any structure for more than 50% of the width of the pedestrian amenity space, with the exception of a wall or fence 42 inches in height or the maximum height specified by the zoning district, whichever is less. The allowed wall or fence must provide openings for pedestrian access at least once every 35 feet. 023
- c. The finished floor or ground surface of a pedestrian amenity space must be located either at the same grade as the pedestrian zone (see **Sec. XX. Streetscape**), or within the ground story elevation minimums and maximums specified by the zoning district (see **Sec. XX. Ground Story Elevation**).
- d. Where a pedestrian amenity space is connected to a primary or side street, all building facades facing the pedestrian amenity space must meet the windows and doors (**Sec. XX. Windows and Doors**) standards required by the zoning district for primary streets.
- e. Where a pedestrian amenity space is connected to a storefront street, all building facades facing the pedestrian amenity space must meet the windows and doors (**Sec. XX. Windows and Doors**) standards required by the zoning district for storefront streets.
- f. Mechanical and utility equipment cannot be located within a pedestrian amenity space, or between a pedestrian amenity space and an adjacent building facade.

4. Tree Preservation Amenity Space

Type of Outdoor Amenity Space for the preservation of healthy, significant trees and is publicly accessible.

In addition to the general standards for outdoor amenity space, tree preservation amenity spaces must meet the following requirements:

- a. Each square foot of tree preservation amenity space provided counts as 2.5 square feet of required outdoor amenity space. 022
- b. To qualify for tree preservation amenity space, a significant tree in fair or better condition at least 20 inches DBH in size, as determined by the Arborist, and the existing soils must be preserved.
- c. A pedestrian walkway between the sidewalk and the tree preservation amenity space must be provided. 021
- d. A pedestrian walkway between the tree preservation amenity space and a building entry must be provided.
- e. Building facades abutting tree preservation amenity space must have a minimum transparency of 15% for each story.

#021

Posted by **Michael Barnett** on **03/30/2025** at **5:21pm** [Comment ID: 1125] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Per comments above, let's have some standard around the minimum width of the sidewalk and whether that sidewalk counts in the calculation of space.

What happens when the tree is located in an interior building courtyard requiring you to enter the building to access the space? Does the building owner control access to the amenity?

Reply by **SiteAdmin** on **03/31/2025** at **4:54pm** [Comment ID: 1136] - [Link](#)

Answer

Agree: 0, Disagree: 0

This section aligns closely with the tree protection ordinance. A tree surrounded by buildings generally would not be able to satisfy that provision.

Nothing in these draft outdoor amenity space standards will require public access to the privately-owned amenity space. Requiring public access to private property would pose legal challenges. Supreme Court rulings over the past decade have reaffirmed that governments cannot require this.

#022

Posted by **Michael Barnett** on **03/30/2025** at **5:25pm** [Comment ID: 1126] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

This is the most valuable outdoor amenity space at 2.5 SF per actual SF. So what happens when the tree dies through neglect, environmental damage, or age? How does this remain our most valued outdoor amenity space?

Reply by **SiteAdmin** on **03/31/2025** at **4:55pm** [Comment ID: 1137] - [Link](#)

Answer

Agree: 0, Disagree: 0

Please see the previous comment about this section working with the tree protection ordinance. We will clarify this, though.

#023

Posted by **Michael Barnett** on **03/30/2025** at **5:04pm** [Comment ID: 1123] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I think that to get what we really want out of these spaces we need to eliminate this exception allowing 50% to be concealed, 42" high walls, and effectively one entrance. If all of those exceptions were employed on a space, no pedestrian would ever use the space. Visually I would think it was a fully private space that I was not allowed to enter.

Reply by **SiteAdmin** on **03/31/2025** at **4:44pm** [Comment ID: 1134] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion.

5. Alternative Design Allowance

The Director may approve a design for outdoor amenity space that meets the intent of the requirement to an extent equal to or better than the standards for outdoor amenity space.

D. Measurement

1. The minimum required outdoor amenity space is calculated by multiplying the total lot area by the minimum outdoor amenity space percentage specified by the zoning district.
2. See **Sec. XX. Lot Area** for the calculation of lot area.

E. Relief

1. A reduction of up to 10% of the required outdoor amenity space may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A change of up to 10% from a required outdoor amenity space dimensional standard may be granted in accordance with **Sec. XX. Administrative Adjustment**.
3. A change beyond 10% may be granted in accordance with **Sec. XX. Variance**.

024 DIVISION 3.4. STREETSCAPE

026

Sec. 3.4.1. Amenity Zone and Pedestrian Zone

Portion of the public realm that includes sidewalks, street furniture, and street trees.

A. Intent

To improve the safety of all transportation users, and to create a connective network that promotes an active public realm and the use of various modes of transportation by creating safe and convenient facilities.

B. Applicability

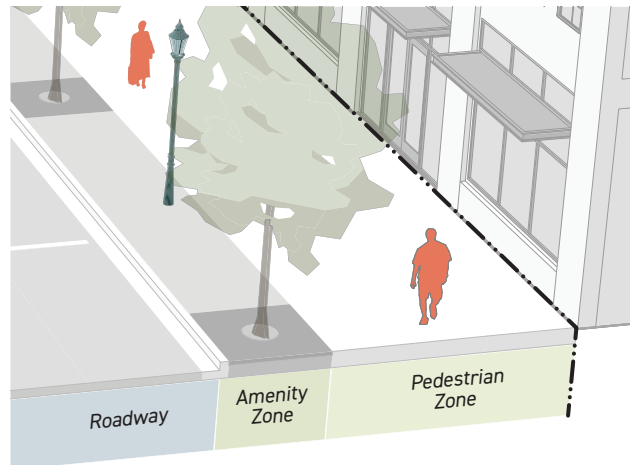
Amenity and pedestrian zone requirements apply to all lots.

025

C. Standards

1. General

- a. Streetscapes consist of an amenity zone and pedestrian zone.



- b. Continuous streetscapes must be provided along all existing and future streets abutting the lot.
- c. The minimum streetscape requirement is determined by the street type according to the Street Type Map (Appendix X), in accordance with the following table. For streets classified as Major or Local, the minimum requirement is varies based on the zoning district of the abutting lot. For streets classified as any Special street, the minimum requirement is the same regardless of the zoning district.

#024

Posted by **lbrennan6** on **01/13/2025** at **10:29am** [Comment ID: 880] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Please detail effective road dieting strategies for enhancing the public realm during streetscape design.

Reply by **SiteAdmin** on **01/13/2025** at **12:20pm** [Comment ID: 888] - [Link](#)

Answer

Agree: 0, Disagree: 0

The design of the roadways, which are public property, is not legally controlled by zoning. Roadway design is controlled by the Atlanta DOT or GDOT, depending on jurisdiction.

#025

Posted by **KUA** on **12/05/2024** at **3:25pm** [Comment ID: 610] - [Link](#)

Question

Agree: 0, Disagree: 0

where do you state the amount of redevelopment required to trigger these requirements?

Reply by **SiteAdmin** on **12/06/2024** at **2:59pm** [Comment ID: 645] - [Link](#)

Answer

Agree: 0, Disagree: 0

It's in Sec. 2.1.2 because it only applies in FORM districts (not historic, which are subject to different standards). We will reference this.

#026

Posted by **lbrennan6** on **01/13/2025** at **10:20am** [Comment ID: 877] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Bicycle parking and dedicated ride lane requirements need to be outlined as part of the streetscape codes.

Reply by **SiteAdmin** on **01/13/2025** at **12:11pm** [Comment ID: 885] - [Link](#)

Answer

Agree: 0, Disagree: 0

There is a proposed standard that would require streetscapes to conform to official city plans. This would address your concern.

Street Type	Width (min)		
	Amenity Zone	Pedestrian Zone	Total
Major			
House-Scale (H-) districts	None	None	None
Neighborhood-Scale (N-) districts, except N6A and N6B	5'	5'	8'
All other districts	5'	10'	15'
Local			
House-Scale (H-) districts	None	None	None
Neighborhood-Scale (N-) districts, except N6A and N6B	3'	5'	8'
All other districts	5'	6'	11'
Special			
Special A	3'	5'	8'
Special B	5'	6'	11'
Special C	4'	6'	10'
Special D	5'	10'	15'
Special E	7'	10'	17'
Special F	7'	13'	20'
Special G	5'	15'	20'
Special H	Match existing	Match existing	Match existing

- d. Where an official City project uses an alternative streetscape design, the streetscape must conform to the design found in the official City project, subject to the approval of the Atlanta Department of Transportation, provided the total width of the streetscape is not less than 15 feet.
- e. Where the existing right-of-way is wider than the width needed to accommodate the roadway and required streetscape, the Director may determine a wider amenity zone or pedestrian zone is required.
- f. Where the existing right-of-way is too narrow to accommodate the roadway and required streetscape, the Director may determine that additional right-of-way must be dedicated to facilitate the required streetscape improvements.
- g. Streetscapes must comply with applicable engineering details in the *Streets Atlanta: A Design Manual for Multimodal Streets*, *City of Atlanta Public Right-of-Way Manual*, and *Article II - Tree Protection*.

2. Amenity Zone

The area between the street curb and the pedestrian zone that generally includes street trees, landscaping, street furniture, and utilities.

In addition to the general standards for streetscapes, amenity zones must meet the following requirements:

- a. A continuous amenity zone must be provided along all existing and future streets.

#027

Posted by **Jennifer Friese** on **01/13/2025** at **8:58am** [Comment ID: 876] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

This is a great change from 2" - thank you!

#028

Posted by **Michael Barnett** on **03/30/2025** at **5:32pm** [Comment ID: 1127] - [Link](#)

Question

Agree: 0, Disagree: 0

Does this mean that the Director can override the department of transportation's roadway design to encroach further into the road to create the streetscape? Because we can't increase the overall right-of-way without compensation?

Reply by **SiteAdmin** on **03/31/2025** at **5:01pm** [Comment ID: 1138] - [Link](#)

Question

Agree: 0, Disagree: 0

This refers to the streetscape, which means that it can be required to extend into private property. For 40 years the City has required developers to widen sidewalks with redevelopment by putting a portion of the sidewalk on private property. Typically, an easement is granted to the City, but this would require a dedication of the land.

#029

Posted by **dimnickph** on **12/20/2024** at **1:22pm** [Comment ID: 793] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

The methodology for calculating standard sidewalk width in the Post-COVID world should accommodate dogs on leashes.

Reply by **SiteAdmin** on **01/06/2025** at **12:39pm** [Comment ID: 836] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback.

#030

Posted by **Jim Winer** on **12/08/2024** at **4:32pm** [Comment ID: 671] - [Link](#)

Agree: 0, Disagree: 0

Generally speaking, even Atlanta's broadest sidewalks in Midtown are too narrow. Paris is a good model for sidewalks. Push the pedestrian zone where you can.

Reply by **SiteAdmin** on **12/09/2024** at **11:01am** [Comment ID: 690] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion.

#031

Posted by **lbrennan6** on **01/13/2025** at **10:25am** [Comment ID: 878] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Major street types should all require dedicated and protected bike lanes for cyclists and micro-mobility.

Especially on Major streetscapes - bike lanes should always be between any vehicle traffic/parking needs and the sidewalk. Major streets should also include a buffer.

i.e. drive lane | street parking (optional)| buffer zone | bike lane (or 2-way cycle track) | amenity zone | peds

Reply by **lbrennan6** on **01/13/2025** at **10:27am** [Comment ID: 879] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Re-painting/stripping could suffice as a solution (temp or long-term) at Piedmont Ave, 5th Street, DeKalb Ave, Edgewood, Euclid, etc.

#032

Posted by **peterhsu** on **02/01/2025** at **9:55am** [Comment ID: 1010] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

A continued lack of sidewalks on major streets would be a very disappointing outcome here. Many outlying suburbs in Atlanta have invested in superior pedestrian infrastructure and now have the home values to show for it. Even in our “house” scale neighborhoods (e.g. North Buckhead) people are often seen trying to take a walk in their neighborhood with pets or children, and it’s very unsafe to have them forced to walk in the roadway.

A minimal sidewalk (the 5’ FHA recommended min) and 2’ amenity strip would make a big difference in these neighborhoods, and at a minimum should be required on all major streets.

Reply by **SiteAdmin** on **02/03/2025** at **9:08am** [Comment ID: 1012] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback.

STREETSCAPE

- b. The amenity zone must be located between the back of curb and the pedestrian zone.
- c. The width of the amenity zone must, at a minimum, meet the width specified by the street classification on the Street Type Map.
- d. Street trees are required in the amenity zone and must meet the following standards:
 - i. Street trees must be planted in the amenity zone every 30 feet on center, on average. Tree spacing may vary to accommodate driveways, utilities, and other potential conflicts, provided no street tree is planted closer than 10 feet from another street tree.
 - ii. All required street trees and their planting areas must comply with **Sec. XX. Plants and Plant Material** and **City of Atlanta Code of Ordinances, Article II - Tree Protection**, including allowed species and minimum planting size.
 - iii. All street trees planted along a single street must be the same species.
 - iv. Street tree planting areas must have a minimum length of 8 feet and a minimum soil depth of 3 feet. Soils cannot be compacted and the surface area must be pervious.
- e. Pedestrian and street lights, where installed, must be placed a maximum of 60 feet on center and spaced equal distance between required trees along all streets.
- f. For sites 1 acre or greater in area, a bus shelter must be provided in the amenity zone or front yard for any existing bus stop adjacent to the site. The design and location of the bus shelter must be approved by the Director.
- g. The following encroachments are permitted in the amenity zone subject to City approval:
 - i. Public bus shelters, benches, trash receptacles, bicycle racks, newspaper boxes, and residential mailboxes.
 - ii. Utility boxes, meters, manhole covers, regulatory signs, and fire suppression equipment.
 - iii. Pedestrian lighting.
 - iv. Landscaping, sidewalks, trees, and planters.

3. Pedestrian Zone

The area between the amenity zone and front or side street yard that generally includes sidewalks.

In addition to the general standards for streetscapes, pedestrian zones must meet the following requirements:

- a. A clear, direct, continuous, and paved pedestrian zone consisting of a sidewalk must be provided along all existing and future streets.
- b. Pedestrian zones must be separated from automobile travel lanes and street parking by an amenity zone.
- c. The width of the pedestrian zone must, at a minimum, meet the width specified by the street classification on the Street Type Map.

#033

Posted by **KUA** on **12/05/2024** at **3:27pm** [Comment ID: 611] - [Link](#)

Agree: 0, Disagree: 0

are utility boxes equivalent to electrical transformers?

Reply by **SiteAdmin** on **12/09/2024** at **9:38am** [Comment ID: 681] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes, along with similar devices. Utility placement in the right-of-way is regulated by agreements with utility providers and state law.

- d. The pedestrian zone must be continuous across any driveway providing vehicle access to a lot.
- e. The pedestrian zone must remain clear of obstacles for the minimum specified width at all times and must be constructed to comply with all City and ADA specifications.
- f. Utility poles, street lights, and above-ground utilities cannot be located in a pedestrian zone unless an alternative location is not feasible, as determined by the Director.

D. Existing Streetscapes

1. All Zoning Districts

Where existing streetscapes are determined to be in good condition by the Director, they may be used to comply with amenity zone and pedestrian zone requirements provided they comply with the streetscape standards of this Section.

2. House-Scale (H-) and Neighborhood-Scale (N-) Form Districts

- a. Where the predominant patterns of existing streetscapes conflict with the requirements of this Section, the Director may allow for streetscapes to be constructed to match existing amenity zone and pedestrian zones configurations, provided the existing streetscape patterns meet or exceed the intent of the specified design standards.
- b. Where the lot abuts an existing street and the adjacent lots on either side of the project does not have an existing streetscape, the Director may allow the project developer to contribute to a streetscape fund, maintained and administered by the City, in an amount equivalent to the cost of construction of the streetscape.

E. Measurement

1. Amenity Zone

The required amenity zone width is measured horizontally from the back of curb toward the street lot line.

2. Pedestrian Zone

The required amenity zone width is measured horizontally from the amenity space toward the street lot line.

F. Relief

- 1. A reduction of up to 10% of the streetscape requirements may be granted in accordance with **Sec. XX. Administrative Adjustment**.
- 2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.4.2. **Front and Side Street Yard Landscaping**

Landscaping in the area between a street-facing facade and the pedestrian zone for certain development types.

A. Intent

To provide open areas on a lot and help reduce the impact of certain uses along sidewalks.

B. Applicability

1. Front and side yard street landscaping requirements apply to all lots in zoning districts that specify front and side street yard landscaping standards.
2. Where the zoning district regulates front and side street yard landscaping differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.
 - b. For nonresidential uses or any use abutting storefront streets, the nonresidential / storefront standards apply.

C. Standards

1. Where required by the zoning district, the front yard or side street yard must be landscaped with plantings meeting the requirements of **Sec. XX. Plants and Plant Material**.
2. Where landscaping is required, street-facing entries (**Sec. XX. Street-Facing Entry**) and pedestrian walkways (**Sec. XX. Pedestrian Access**) are also allowed in front and side street yards.

DIVISION 3.5. **BUILDING SETBACKS**

Sec. 3.5.1. **Setbacks**

The area on a lot not intended for buildings and other permanent structures.

A. Intent

To provide open areas on a lot and help reduce the impact of buildings or permanent structures on abutting sidewalks and neighboring development and to reflect the character of the prevailing setback pattern.

B. Applicability

1. The building setback requirements apply to all lots.
2. Where sublots are permitted, setback requirements are apply to the perimeter of each lot, not individual sublots.

C. Standards

1. General

- a. Building setbacks include the following types:
 - i. Primary street setback;
 - ii. Storefront street setback;
 - iii. Side street setback;
 - iv. Side setback; and
 - v. Rear setback.
- b. All buildings and permanent structures on a lot must be located at or behind the minimum building setbacks specified by the zoning district, unless listed as an exception below.
- c. Some zoning districts have maximum street setbacks in addition to minimum setbacks. In these districts, for a certain portion of the lot, buildings must be located in the area between the required minimum and maximum setbacks, also known as the build-to zone. For requirements related to build-to zones, see **Sec. XX. Build-To Width**.

2. Established Setback Range

When the zoning district specifies a street setback as "Existing Range," the minimum and maximum primary street setbacks must be modified as follows:

- a. The required primary street setback must be met within the range of existing primary street setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range.
- b. On an interior lot, the setback range is determined by the 2 closest existing lots in either direction along the block face.

034

#034

Posted by **Michael Barnett** on **03/31/2025** at **5:19pm** [Comment ID: 1140] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Is this in either direction or in both directions? I'm confused if this is the two buildings to the left or the two buildings to the right or is it the two buildings to the left and right or is it the building to the left and the building to the right? The graphic illustrates it perfectly, but the language is a bit confusing.

Reply by **SiteAdmin** on **04/02/2025** at **12:38pm** [Comment ID: 1166] - [Link](#)

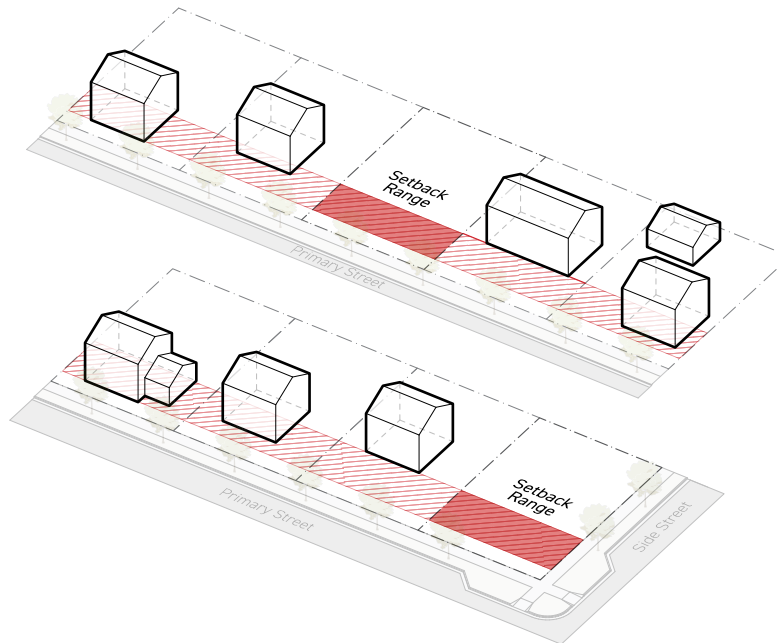
Answer

Agree: 0, Disagree: 0

It is the two CLOSEST. If a property has a house on each side, then those are the two closest. On corner lots, there will only be houses on one side, so the adjacent has and the one next to that are the two closest.

BUILDING SETBACKS

- c. On a corner lot, the setback range is determined by the 3 closest existing lots along the block face.



- d. If any lot included in the setback range calculation has no dwelling unit on the front half of the lot or the lot is vacant, the lot must be disregarded for the purpose of calculating the existing setback range.
- e. If the Director determines the existing setback range cannot be adequately determined, the setbacks specified for the zoning district must be met.

D. Measurement

1. All building setbacks are measured perpendicular to the applicable lot line. Where a lot line abuts an access easement, the setback may be measured from the interior edge of the access easement rather than the lot line.

035

#035

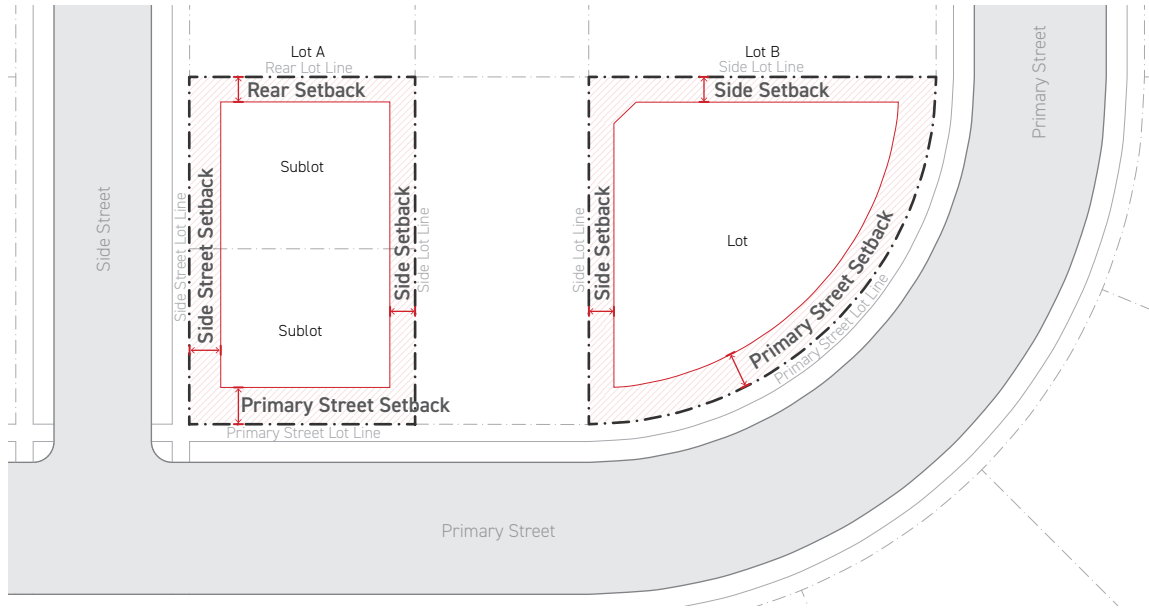
Posted by **Michael Barnett** on **03/31/2025** at **5:26pm** [Comment ID: 1141] - [Link](#)

Suggestion

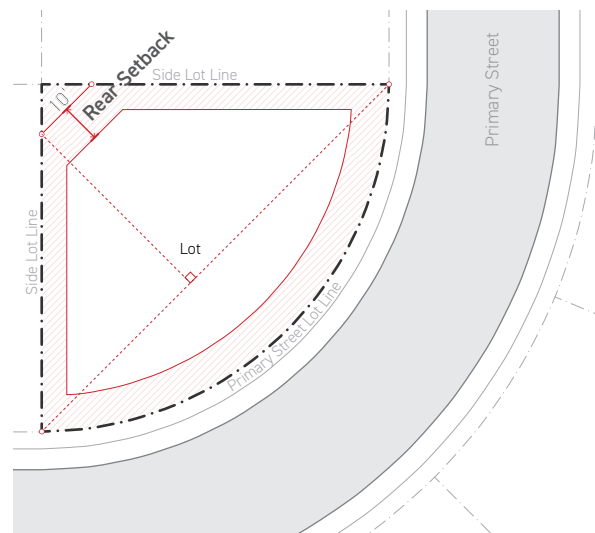
Agree: 0, Disagree: 0

I'm confused why this would be "may be". It wouldn't be advantageous to use the access easement so it's probable that no one would use the access easement as that would reduce the lot's buildable area. They would prefer to use the property line instead.

How would this work for alleys which are an access easement?



2. Primary street setback is measured inward from the primary street lot line.
3. Storefront street setback is measured inward from any primary street lot line where the street is designated as a storefront street.
4. Side street setback is measured inward from the side street lot line.
5. Side setback is measured inward from the side lot line. When an alley abuts the side of a lot, the side setback is measured from the centerline of the alley.
6. Rear setback is measured inward from the rear lot line. When an alley abuts the rear of a lot, the rear setback is measured from the centerline of the alley.
 - a. For determining the rear setback for a triangular or gore-shaped lot, the rear lot line is measured from a 10-foot wide line, parallel to the primary street lot line that intersects two side lots lines at its endpoints.



BUILDING SETBACKS

- b. For instances where the primary street lot line is not straight, the rear setback line must be parallel to a line connecting the end points of the primary street lot line.

E. Exceptions**1. Limited Encroachments**

- a. The following are allowed to encroach into a required setback to a limited extent. The encroachment limits only apply when the setbacks specified by the zoning district are equal to or larger than the encroachments allowed below.

	Building Setback	
	Primary, Storefront, or Side Street Setback	Side or Rear Setback
Architectural Details		
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and c038eys</i>		
Allowed encroachment (max)	2'	2'
Distance from lot line (min)	0'	2'
Roof Projections		
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>		
Allowed encroachment (max)	3'	2'
Distance from lot line (min)	0'	2'
Unenclosed Structures (Ground Story)		
<i>Examples: porches, decks, stoops, landing platforms, trellises, and pergolas039</i>		
Allowed encroachment (max)	037	2'
Distance from lot line (min)	0'	3'
Unenclosed Structures (Upper Story)		
<i>Examples: balconies, light shelves, and exterior stairways</i>		
Allowed encroachment (max)	5'	2'
Distance from lot line (min)	0'	3'
Enclosed Structures		
<i>Examples: bay windows036eeping porches, and overhanging volumes</i>		
Allowed encroachment (max)	2'	2'
Distance from lot line (min)	0'	3'
Mechanical Equipment		
<i>Examples: HVAC equipment, gas and electrical meters, water heaters, cisterns, and solar panels</i>		
Allowed encroachment (max)	not allowed	3'
Distance from lot line (min)	same as zoning district	3'
Waste Receptacle Enclosure	see Sec. XX. Site Element Screens	
Signs	see Div. XX. Signs	

- b. Allowed encroachment is measured outward from the required setback.
- c. Distance from lot line is measured inward from the applicable lot line.

#036

Posted by **Jim Winer** on **12/08/2024** at **4:47pm** [Comment ID: 674] - [Link](#)

Agree: 0, Disagree: 0

This essentially reduces the setback by 2 feet for anyone that wants to claim that whatever they have drawn is a bay window, sleeping porch, or overhanging volumn. The City has permitted entire rooms that project past the setback when the permit documents label the rooms a bay. I suggest eliminating sleeping porches (AKA bedrooms), elimante the word bay, and give a clear definition to "overhanging volumns" that requires the sill of the projection to be 2' or greater above the finish floor elevation and the width of these features limited 8 feet the the quantity of the features be limited to 3 with a cumulative width not to exceed x% of a facade.

Reply by **SiteAdmin** on **12/09/2024** at **9:48am** [Comment ID: 684] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion!

Reply by **Michael Barnett** on **03/31/2025** at **5:41pm** [Comment ID: 1142] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

100% yes Mr. Winer. You could use this exception to create a "bay window" that was almost the full length of the room or even the whole facade and pick up an extra 2' of buildable area. There needs to be a limit on the length of these based on the total length of the facade. Like only 25% of any individual facade can use the bay window exception. I might go so far as to recommend that they are allowable in the front and rear yard setbacks only and not allowed in the side yard setbacks. When you add up the new minimum offset, and add an administrative allowance for tree protection, and then get an extra 2' you are on the property line in districts that do not allow ZLL.

#037

Posted by **KUA** on **12/05/2024** at **3:30pm** [Comment ID: 612] - [Link](#)

Question

Agree: 1, Disagree: 0

Why is this being reduced from the previous 10'? It should stay 10' for front yards at a minimum.

#038

Posted by **Jim Winer** on **12/08/2024** at **4:37pm** [Comment ID: 672] - [Link](#)

Agree: 0, Disagree: 0

Would chimneys exclude fireplaces? Both should ahve a reasonable size limitation.

Reply by **SiteAdmin** on **12/09/2024** at **9:49am** [Comment ID: 685] - [Link](#)

Answer

Agree: 0, Disagree: 0

It would include the back side of the firebox.

#039

Posted by **Jim Winer** on **12/08/2024** at **4:38pm** [Comment ID: 673] - [Link](#)

Agree: 0, Disagree: 0

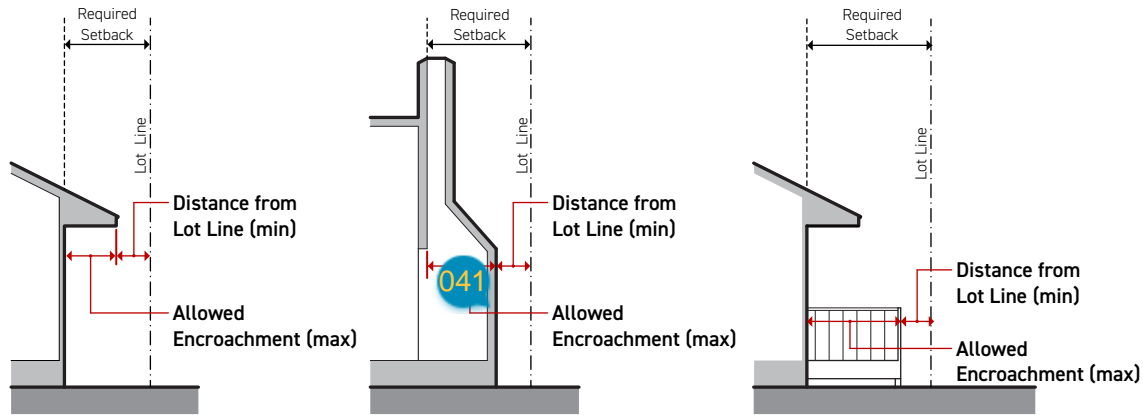
Suggest limiting the width of a porch encroachment. In R4 it may be 15 feet.

Reply by **SiteAdmin** on **12/09/2024** at **9:51am** [Comment ID: 686] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion. There is currently no width limit, but we will consider this.



2. Unlimited Encroachments

The following are allowed to encroach into a required setback to the extent necessary to perform their proper function:

- a. Accessibility ramps and lifts, and fire escapes ⁰⁴²
- b. Equipment related to public or utility operating systems, including related wires, conduits, and pipes. Examples include hydrants, transformers, utility cabinets, water utility devices, cable television, or phone boxes;
- c. Covered structures located entirely below grade. Examples include basements, cellars, cisterns, footings, and storm water storage; ⁰⁴⁴
- d. Sidewalks, multi-use paths, pedestrian walkways, ramps, driveways, patios, and decks 2.5 feet in height or less, measured from finished grade ⁰⁴³
- e. Fences and walls, in accordance with **Sec. XX. Fences and Walls**;
- f. Plants. Examples include trees, shrubs, flowers, herbs, vegetables, grasses, ferns, mosses, and associated planters and raised planting beds, if applicable;
- g. Stormwater devices including underground detention and low impact development (LID) stormwater devices approved by the Director; and
- h. Permanent or movable furniture. Examples include benches, tables, and bike and scooter parking racks ⁰⁴⁰

F. Relief

1. General

- a. A change of up to 10% from a required minimum or maximum setback may be granted in accordance with **Sec. XX. Administrative Adjustment**, provided the resulting minimum setback is at least 1.5 feet.
- b. A change beyond 10% may be granted in accordance with **Sec. XX. Variance**.

#040

Posted by **Michael Barnett** on **03/31/2025** at **6:01pm** [Comment ID: 1145] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Should children's playground equipment be included here?

Where should pre-fabricated gazebos be covered in the code?

Reply by **SiteAdmin** on **04/02/2025** at **12:55pm** [Comment ID: 1169] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for the suggestion! We will clarify that.

#041

Posted by **Jim Winer** on **12/08/2024** at **4:51pm** [Comment ID: 675] - [Link](#)

Agree: 0, Disagree: 0

Suggest limiting the size of a fireplace (or what is called a fireplace), when it encroaches.

#042

Posted by **Michael Barnett** on **03/31/2025** at **5:51pm** [Comment ID: 1143] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I'm a little concerned about fire escapes. First, they aren't allowed by code anymore as a means of egress. So if you need it for egress it would have to be an existing condition which would be grandfathered. But it's allowance here would allow me to put balconies connected with stairs on the side of my building all the way to the lot line and call it a "fire escape". Because while I can't use it as a means of egress, I can still have it, and it will run up the height of the building on the lot line.

Reply by **SiteAdmin** on **04/02/2025** at **12:50pm** [Comment ID: 1167] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks. We will discuss this with the building officials.

#043

Posted by **KUA** on **12/05/2024** at **3:31pm** [Comment ID: 613] - [Link](#)

Question

Agree: 0, Disagree: 0

Are handrails permitted for these? They will be higher than 2.5'

Reply by **SiteAdmin** on **12/09/2024** at **9:40am** [Comment ID: 682] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes, and the height is determined by the building code.

#044

Posted by **Michael Barnett** on **03/31/2025** at **5:57pm** [Comment ID: 1144] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

I'll be honest, I don't know how I feel about my neighbor digging a basement all the way to the lot line, front back and sides of their property. And while that is extreme, it happens quite regularly now in London where real estate is at an extreme premium. How would we feel about skylights in the front yard setback to allow daylight into a basement?

Reply by **SiteAdmin** on **04/02/2025** at **12:52pm** [Comment ID: 1168] - [Link](#)

Answer

Agree: 0, Disagree: 0

This is currently allowed. Anything underground may be built to the lot line today.

BUILDING SETBACKS**2. Tree Preservation**

- a. In House-Scale (H-) and Neighborhood-Scale (N-) zoning districts, minimum and maximum setbacks may be increased or decreased⁰⁴⁶ up to 50% with the approval of the Director where the City Arborist determines⁰⁴⁵ adjustment is necessary to preserve trees in fair or better condition and their existing soils.⁰⁴⁷
- b. The Director may apply conditions to this adjustment to ensure the continued health of the trees, including mandatory replacement requirements if the tree health were to fail.
- c. The Director may approve a setback increase or decrease once in a 5-year period on the same lot.

#045

Posted by **KUA** on **12/05/2024** at **3:32pm** [Comment ID: 614] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Thank you

#046

Posted by **Jennifer Friese** on **01/21/2025** at **9:48am** [Comment ID: 913] - [Link](#)

Question

Agree: 0, Disagree: 0

I can't wrap my head around the concept of DECREASING a set back by 50% to preserve trees. Can you explain how this would benefit tree preservation?

#047

Posted by **Michael Barnett** on **03/31/2025** at **6:14pm** [Comment ID: 1146] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

What if it's a nuisance tree? Is that still allowed to get the 50% reduction? How large is the reduction in linear feet along the property line? Can one tree allow me to reduce the full length of the side yard setback on one side of the property? If I avoid that tree on one side can I still build to side yard setback line on the side of the house with the preserved tree as long I shape the building to avoid the tree, and do I still get the full-length-50%-reduction on the other side?

What if the adjacent house has a non-conforming setback and is already 3' from the property line? What if that house has windows on the side facing the 50% reduced setback creating an extreme fire hazard for the new construction next door? Whose responsibility is it to know that zoning plan review or the building plan review?

But I think this is largely being covered by the Tree Protection Ordinance which is a better forum to hash this issue out.

Reply by **SiteAdmin** on **04/02/2025** at **1:01pm** [Comment ID: 1170] - [Link](#)

Answer

Agree: 0, Disagree: 0

This text was written before the draft TPO language was released. We will update this section at such time as it is adopted.

DIVISION 3.6. **TRANSITION**

Additional landscape buffer, setback, and height requirements for buildings on lots in higher-intensity zoning districts that abut lower-intensity zoning districts.

For requirements, see [Div. XX. Transitions and Screening](#).

DIVISION 3.7. **BUILD-TO**

Sec. 3.7.1. **Build-To Width**

The cumulative building width that occupies the build-to zone relative to the width of the site at the street lot line.

A. Intent

To regulate the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development.

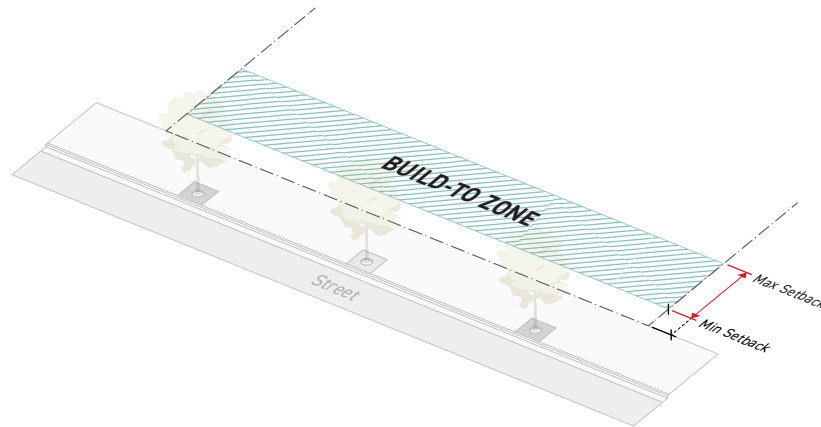
B. Applicability

1. The build-to width requirements apply to all lots in zoning districts that specify a build-to width standard.
2. Where sublots are permitted, build-to width requirements are calculated for each lot, not individual sublots.
3. The build-to width requirement applies to all stories on primary and storefront streets.
4. The build-to width requirement only applies to the ground story on side streets.
5. For through lots, the Director may determine the build-to width requirement does not apply to one of the street lot lines. The Director will consider the following criteria to decide whether the requirement applies:
 - a. The proposed number and arrangement of buildings on the lot to determine if meeting the build-to width requirement is practical for all street lot lines; and
 - b. The prevailing pattern of development on the surrounding parcels to determine where the requirement does not apply.

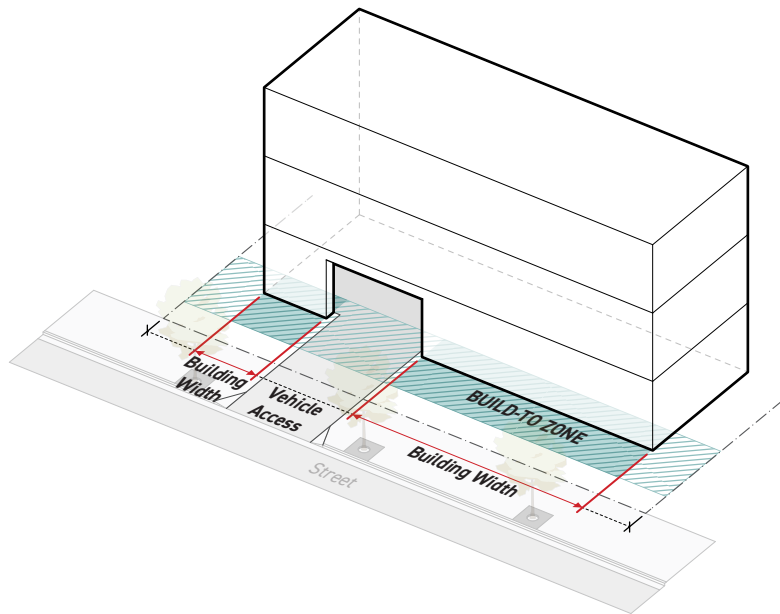
C. Standards

1. General

- a. No building or portion of a building can be located outside of the build-to zone until the build-to width requirement, as specified by the zoning district, has been met for all street lot lines.
- b. The build-to zone is the area on the lot between the minimum and maximum building setbacks, for the full width of the site.



- c. Portions of a building providing vehicle access to a vehicle use area through the ground story of a building, such as an entrance into a parking structure, do not qualify as building width and do not count toward the required build-to width



- d. Buildings and structures may occupy the area behind the maximum building setback once the minimum build-to width requirement has been satisfied.
- e. To meet the build-to width requirement on lots with existing buildings, see requirements in **Div. 5.3. Nonconformities**.

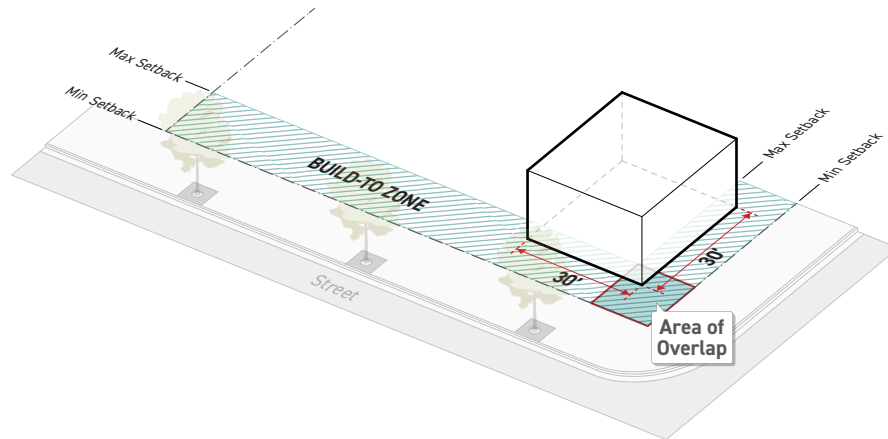
2. Corner Lots

In addition to the general standards for build-to width, corner lots where both streets have a build-to width requirement must meet the following requirements:

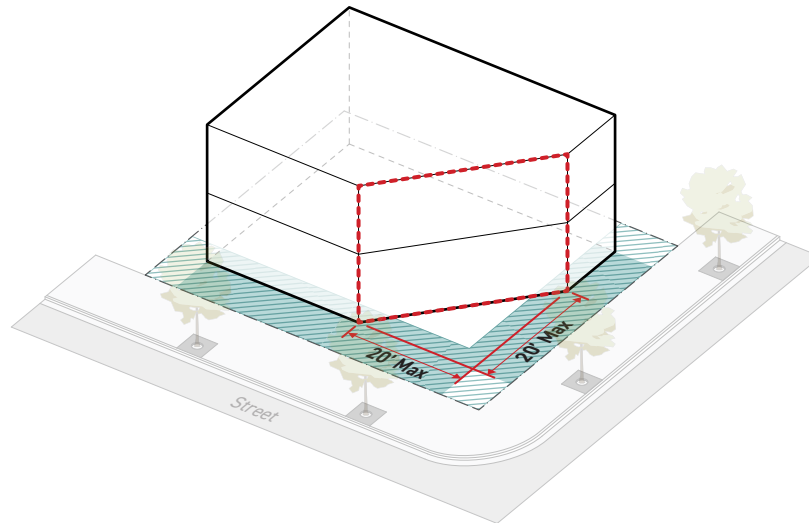
- a. A building must occupy the portion of the area where the two intersecting build-to zones overlap. The building must occupy the build-to zones for both streets lot lines for a minimum of 30 feet from the corner. The minimum requirement is measured starting at the edge of the building occupying the area of overlap and moving away from the corner, parallel to the

BUILD-TO

street lot line. This building width counts toward the required build-to width for both street lot lines.



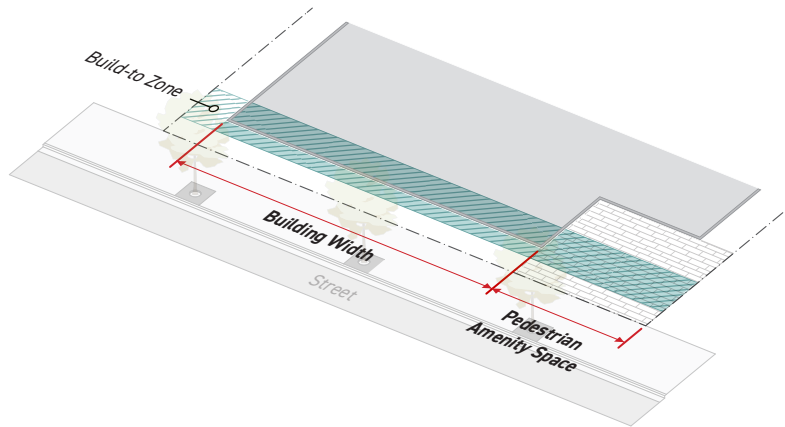
- b. Pedestrian amenity space meeting the requirements of Pedestrian Amenity Space Allowance qualifies as building width in the area of overlap on corner lots.
- c. A chamfered corner no more than 20 feet in width along both street lot lines qualifies as a building width in the build-to zone even where it extends outside of the build-to zone. Chamfered corner width is measured parallel to the street lot line.



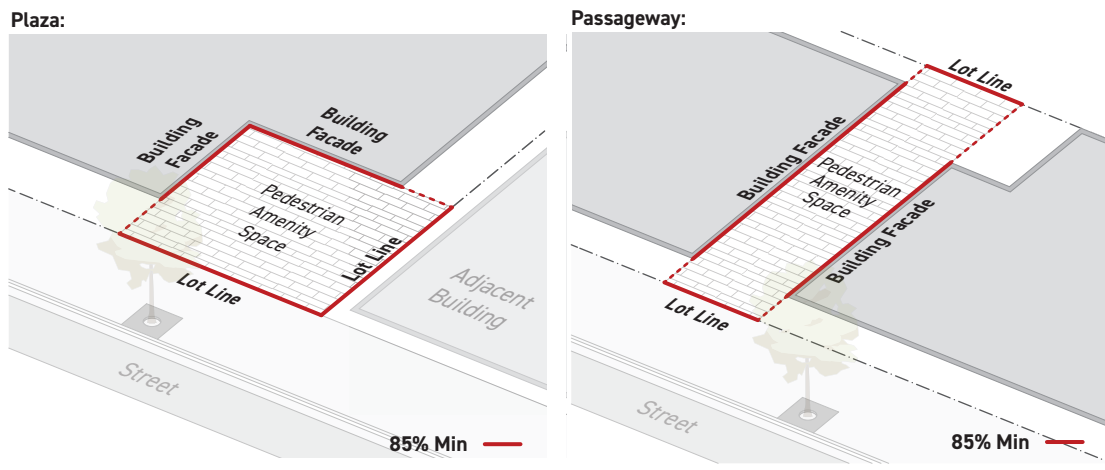
- d. Corner lot standards do not apply if a pedestrian outdoor amenity space occupies the same portion of the area of overlap and is being used to count toward the build-to requirement.

3. Pedestrian Amenity Space Allowance

Open space meeting the requirements for pedestrian amenity space (**Sec. XX. Outdoor Amenity Space**) may be provided as a substitute for building width, provided the following standards are met:



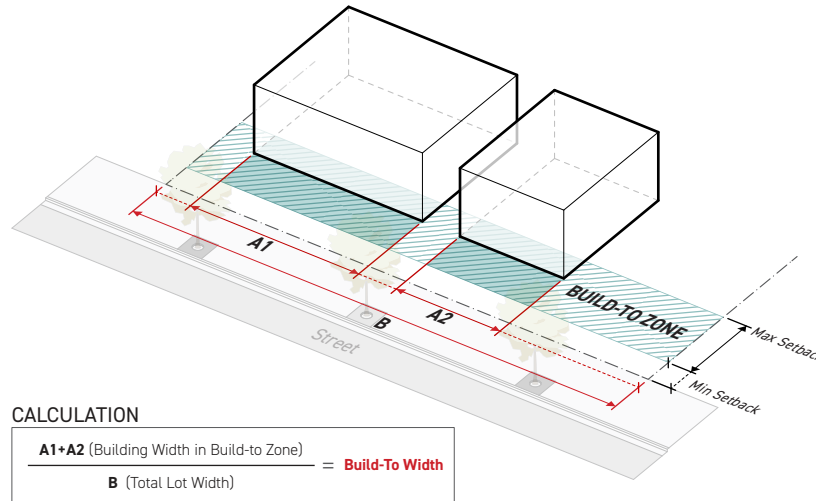
- a. A minimum of 85% of the pedestrian outdoor amenity space perimeter must abut either a lot line or a building facade meeting the standards for a street-facing facade, as specified by the zoning district.



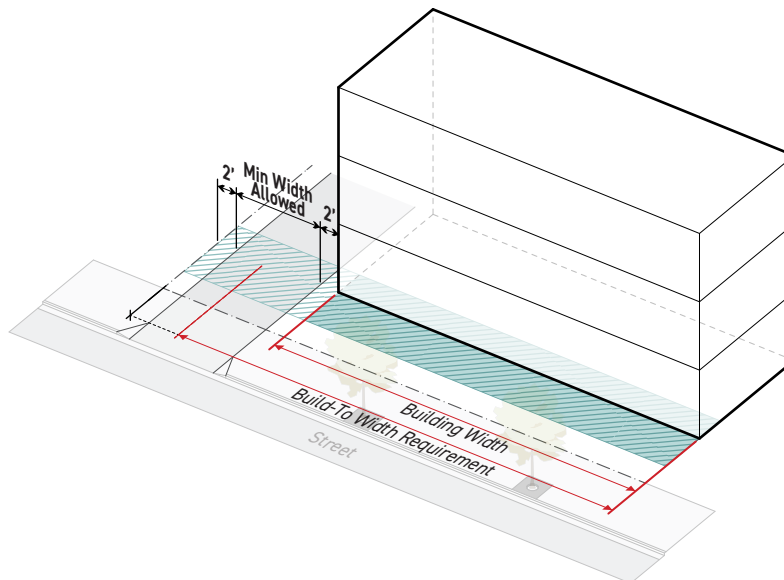
- b. Where pedestrian amenity space abuts multiple street lot lines, the standards specified for the street lot line that abuts the pedestrian amenity space for the greatest length applies.

D. Measurement

1. Build-to width is calculated separately along each street lot line where a build-to width is required.
2. Build-to width is a percentage measured as the sum of all building widths occupying the build-to zone, divided by the total lot width.

BUILD-TO**E. Exceptions**

1. Where providing vehicle access prevents a building from meeting the build-to width requirement, a reduced build-to width may be allowed by the Director, provided the vehicle access is no wider than the minimum required driveway width plus an additional 4 feet of width for clearance. See [Sec. XX. Vehicle Access.](#) 048



2. Where the preservation of a significant tree in fair or better condition at least 20 inches DBH 049 in size, as determined by the Arborist, prevents a building from meeting the build-to width requirement, a reduced build-to width may be allowed by the Director. The build-to width can be reduced to the extent necessary to preserve the tree and existing soils and prevent damage from construction, according to the standards in [City of Atlanta Code of Ordinances, Article II - Tree Protection](#).

#048

Posted by **Michael Barnett** on **03/31/2025** at **6:25pm** [Comment ID: 1148] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

How might a hotel that needs a vehicular drop-off/arrival entry accomplish this? This is architecturally very difficult for certain building types.

Reply by **SiteAdmin** on **04/02/2025** at **1:05pm** [Comment ID: 1171] - [Link](#)

Answer

Agree: 0, Disagree: 0

When driveways with drop-offs are perpendicular to the curb, they are held to the maximum width within the front yard but may increase in width one past the facade line..

Reply by **SiteAdmin** on **04/02/2025** at **1:09pm** [Comment ID: 1172] - [Link](#)

Answer

Agree: 0, Disagree: 0

Please also see 8.3.2.C.1.c which continues to allow hospitals and lodging to have circular drives within the front yard/built-to-zone.

#049

Posted by **Jennifer Friese** on **01/21/2025** at **9:55am** [Comment ID: 914] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

Thank you, I think this is very good for tree preservation.

F. Relief

1. A reduction of up to 10% of the build-to width requirement may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

DIVISION 3.8. **PARKING LOCATION**

Sec. 3.8.1. **Parking In Required Setbacks**

A. Intent

To minimize the visual impact of parked motor vehicles from the public realm in lower-intensity zoning districts.

B. Applicability

Parking in required setbacks requirements apply to all lots providing on-site parking where the zoning district limits parking locations based on the required setbacks.

C. Standards

1. When provided, on-site parking is only allowed in a setback as specified by the zoning district.
2. Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be inaccessible by the Director ⁰⁵⁰.
3. When parking is allowed in a primary street, side street, or storefront street setback, the following standard apply:
 - a. Parking is only permitted on a driveway that is 10 feet wide or less. The driveway must meet the requirements of **Sec. XX. Vehicle Access**.
 - b. No portion of a designated on-site parking space is allowed within 6 feet of any street lot line or pedestrian zone (**Sec. XX. Streetscape**).
4. In the side setback, a driveway is only allowed in one side setback and the continuation of that setback into the primary street setback or rear setback to the lot line.
5. Paved areas, including driveways and parking areas, are not permitted to exceed 30% of any required primary, storefront, or side street setback.

D. Measurement

For the determination of setbacks, see **Sec. XX. Setbacks**.

Sec. 3.8.2. **Parking In Required Yards**

A. Intent

To minimize the visual impact of parked motor vehicles from the public realm.

B. Applicability

Parking in required yards requirements apply to all lots providing on-site parking where the zoning district limits parking locations based on the required yards.

#050

Posted by **Michael Barnett** on **03/31/2025** at **6:31pm** [Comment ID: 1149] - [Link](#)

Question

Agree: 0, Disagree: 0

Are we talking about surface on-grade parking or are we also talking about structured parking decks?

Reply by **SiteAdmin** on **04/02/2025** at **1:11pm** [Comment ID: 1173] - [Link](#)

Answer

Agree: 0, Disagree: 0

This is for at-grade surface lots. Parking structures are buildings foremost and are held to setback standards.

C. Standards

1. When provided, on-site parking is only allowed in a yard as specified by the zoning district.
2. Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be inaccessible by the Director.
3. When parking is allowed in a primary street, side street, or storefront street yard, the following standard apply:
 - a. Parking is only permitted on a driveway that is 10 feet wide or less. The driveway must meet the requirements of **Sec. XX. Vehicle Access**.
 - b. No portion of a designated on-site parking space is allowed within 5 feet of any street lot line or pedestrian zone (**Sec. XX. Streetscape**).
4. In the side setback, a driveway is only allowed in one side yard and the continuation of that yard into the front yard or rear yard to the lot line.
5. Paved areas, including driveways and parking areas, are not permitted to exceed 30% of any required front or side street yard.

D. Measurement

For the determination of yards, see **Sec. XX. Yard**.

Sec. 3.8.3. Between the Building and Street

A. Intent

To minimize the impact of parked motor vehicles on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active spaces and landscaping along the public realm.

B. Applicability

Parking between the building and street requirements apply to all lots providing on-site parking where the zoning district limits parking between buildings and the street.

C. Standards

1. No parking or area for use by a motor vehicle can be located between the portion of a building used to meet the build-to width requirement and the street.
2. Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be infeasible by the Director.
3. All parking lots and other vehicle areas that abut a street lot line must be screened in accordance with **Sec. XX. Frontage Screens**.

#051

Posted by **KUA** on **12/05/2024** at **3:34pm** [Comment ID: 615] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

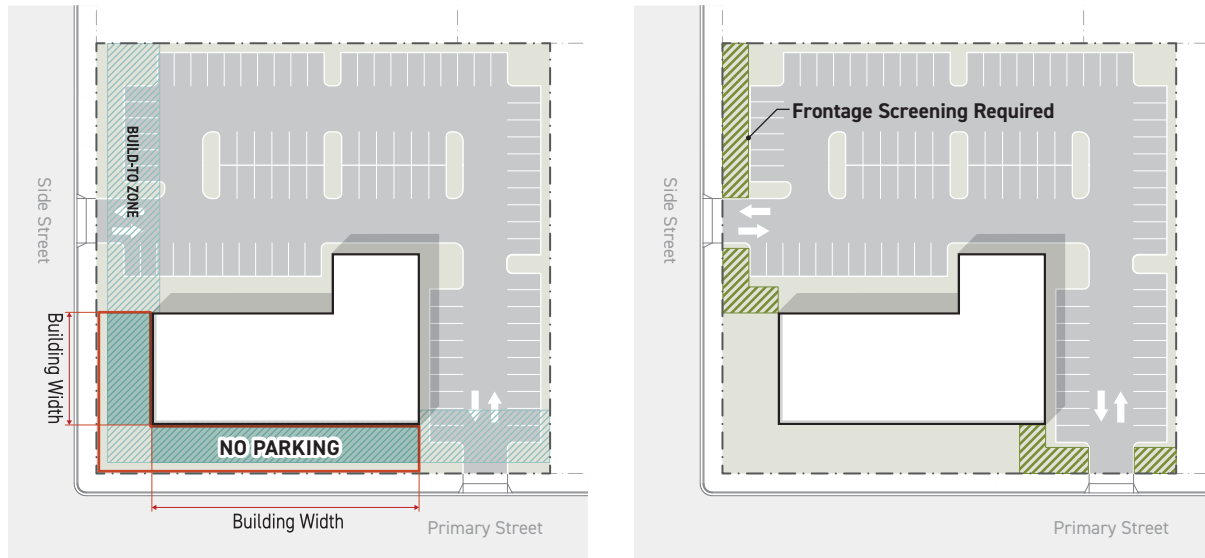
This is viable ONLY if the city improves it's alley policies. You can't require this then make the applicant get notarized authorization to impact or improve an alley from every adjacent landowner. And there is no policy around allowing impact of trees in alleys.

Reply by **SiteAdmin** on **12/06/2024** at **1:56pm** [Comment ID: 639] - [Link](#)

Answer

Agree: 0, Disagree: 0

We are aware of the legal and practical implications of this draft standard and will be updating the language in the next draft - in keeping with the goal of requiring alley use when practical.

PARKING LOCATION

4. See **Div. XX. Vehicle Access and Parking** for additional driveway and parking area requirements.

D. Measurement

For the determination of build-to width, see **Sec. XX. Build-To Width**.

Sec. 3.8.4. Garage Design**A. Intent**

To minimize the impact of motor vehicle areas on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active spaces and landscaping along the public realm.

B. Applicability

1. Garage design requirements apply to all lots providing on-site parking in a covered structure, including garages and carports.
2. Garage design requirements do not apply to lots with multiple dwelling units and parking structures providing 10 or more spaces. Parking structures must follow the standards in **Sec. XX. Parking Design**.

C. Standards**1. General**

- a. Garages may be attached or detached to the primary structure.
- b. For lots providing vehicle access from a primary or side street lot line, the following standards apply:
 - i. Garages must be **052**itioned at le**054**10 fee**055**hind the primary street-facing facade.
 - ii. Garages are limited in **053** to no more than 40% of any street-facing facade.

#052

Posted by **Hunter Hughes** on **01/31/2025** at **6:56am** [Comment ID: 1000] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

This garage requirement is not a good idea when considering any modern dwelling design. Firstly, a garage being 10ft recessed from the front facade is a nonsensical requirement, you will still have the garage in plain view.. and yet this is very limiting architecturally. I live in a modern home with several modern homes across from me and none of them follow this format and yet, look great. Some garages look like a facade of a home too, and are very expensive and appealing.

In your structural example drawn below, imagine that garage 10ft forward or back.. it doesn't change the view of the home in any tangible way.

Reply by **SiteAdmin** on **01/31/2025** at **8:22am** [Comment ID: 1004] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback. This is a current requirement that was carried over into the new code - it has been the law since 2018 in single-family zoning districts, but we will explore updating it.

#053

Posted by **Hunter Hughes** on **01/31/2025** at **6:57am** [Comment ID: 1001] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Limiting the width of the garage is not functional for duplex designs, or modern contraption. If the core of these garage ideas are to limit a garage from being the focus of a home facade, there are other ways to accomplish this. The type of garage matters, for example, you can have a garage that looks like slatted modern wood in modern homes and not even realize it's a garage, it looks like a wall.

Reply by **SiteAdmin** on **01/31/2025** at **8:23am** [Comment ID: 1005] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback!

#054

Posted by **Jim Winer** on **12/08/2024** at **4:58pm** [Comment ID: 676] - [Link](#)

Agree: 0, Disagree: 0

I suggest an allowance for garage doors 12 feet or narrower to 5 feet. This would be more workable on smaller lots.

Reply by **SiteAdmin** on **12/09/2024** at **9:45am** [Comment ID: 683] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your suggestion. The 10-foot setback reflects the current requirement, but we will take your comment into consideration as we develop the draft code.

#055

Posted by **LarryA** on **02/07/2025** at **4:35am** [Comment ID: 1043] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

This 10ft setback should be removed. Many of the new building that are currently going up now do not conform to this and most modern day house plans do not have the garage recessed 10ft. This just makes the building cost higher for plans to be altered or time wasted for a variance/relief from this provision. The same requirements for a carport should also apply to a garage.

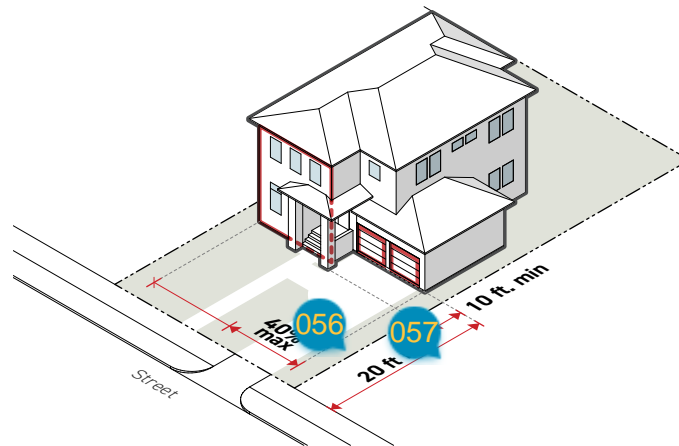
Reply by **SiteAdmin** on **02/07/2025** at **5:03pm** [Comment ID: 1052] - [Link](#)

Answer

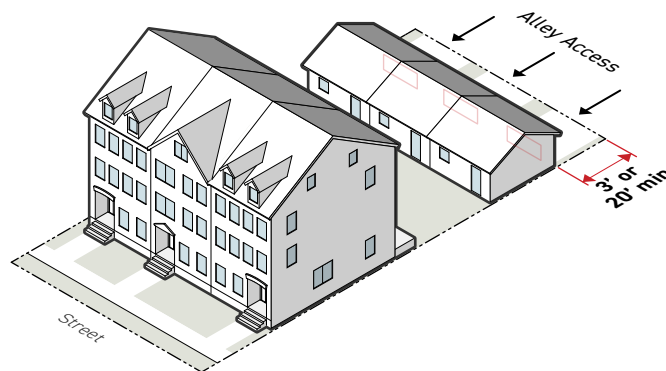
Agree: 0, Disagree: 0

Thank you for your requirement. This has been a requirement in some districts since 2018, but we will take your comment into consideration.

- iii. Garage doors must be at least 20 feet from the edge of a sidewalk.



- c. For lots providing vehicle access from a rear lot line, the following standards apply:
 - i. Garages must be placed entirely to the rear of the primary building and must be rear- or side-accessed.
 - ii. Garage doors are not allowed to face the primary or side street lot line.
- d. For lots providing vehicle access from an alley, the following standards apply:
 - i. The garage door must be either 6 feet or less from the edge of the alley or more than 20 feet from the edge of the alley.



#056

Posted by **Hunter Hughes** on **01/31/2025** at **7:14am** [Comment ID: 1003] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

On small parcels, and zero lot line construction.. this 40% requirement will not be feasible. If the city want to promote density but then has contradictory rules like this, its making little sense. There are neighborhoods where the lots have such little frontage that this will be impossible to comply with. There would be more specificity and the inclusion of exceptions for small intercity lots in certain neighborhoods. This was written by someone who lives in a suburban neighborhood or a spacious neighborhood like Inman or Grant park. Go to other neighborhoods like Cabbage town, home park, etc.. and you will see this wouldn't work well there in creating a functional lot.

Reply by **SiteAdmin** on **02/06/2025** at **4:28pm** [Comment ID: 1041] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback.

The intent of this standard is to discourage ensure that garages do not dominate the front facade and interrupt the sidewalk. On a (very rare) 25-foot-wide lot, this allows a single 10-foot wide driveway. Tandem parking is allowed under the new code. Alley use is highly encouraged.

#057

Posted by **LarryA** on **02/07/2025** at **4:44am** [Comment ID: 1044] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

20ft is far to much. 10 to 15ft would be more reasonable. Areas such as Edgewood and town homes in Midtown already are not able to follow this. The further the city insists on houses be from the street makes it harder in the future to add infill housing, ADUs, and/or densify said lot in the future.

Reply by **SiteAdmin** on **02/07/2025** at **5:06pm** [Comment ID: 1053] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thank you for your feedback.

DIVISION 3.9. **MASSING**

Sec. 3.9.1. **Building Height**

The vertical dimension of a building or structure measured in feet and stories.

A. Intent

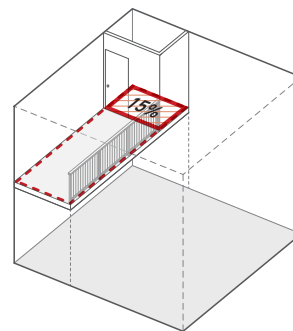
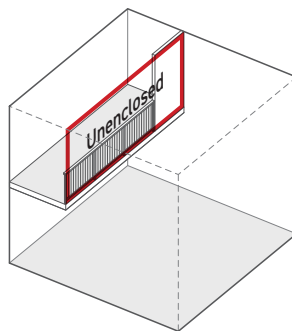
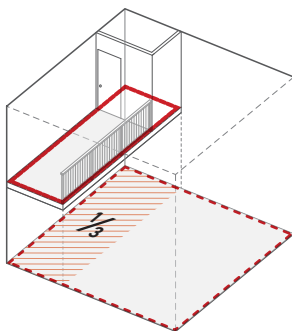
To provide adequate light, air, safety, and to protect the character of an area.

B. Applicability

Building height requirements apply to all lots.

C. Standards

1. No building, portion of a building, or structure can exceed the maximum number of feet or stories allowed in the zoning district, unless:
 - a. The building, portion of a building, or structure is listed as an allowed encroachment below; or
 - b. The development site meets the criteria for the height bonus in accordance with **Div. XX. Development Bonuses**.
2. Basements are not included in the calculation of maximum height in stories.
3. Mezzanines are not included in the calculation of maximum height in stories, provided they meet the following standards:
 - a. The mezzanine floor area is not more than $\frac{1}{3}$ of the floor area of the room or enclosed space it is within. **058**
 - b. The perimeter of the mezzanine is unenclosed, with the following exceptions:
 - i. The portions of the mezzanine perimeter that are formed by the walls enclosing the larger room or space the mezzanine is located within; or
 - ii. Required safety barriers along the perimeter of the mezzanine.
 - c. A maximum of 15% of the floor area in the mezzanine may be enclosed.



#058

Posted by **Michael Barnett** on **03/31/2025** at **7:20pm** [Comment ID: 1150] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

How would this work in a single family home that uses an open concept floor plan where the ground floor may have some individual rooms (coat closet and half bath) but is mostly open from front to back. You could then have a mezzanine 1/3 the area of the main floor for free and not count it as a floor. The effect along the street front would be that of a building with an extra floor more than the code allows.

Reply by **SiteAdmin** on **04/02/2025** at **1:17pm** [Comment ID: 1174] - [Link](#)

Answer

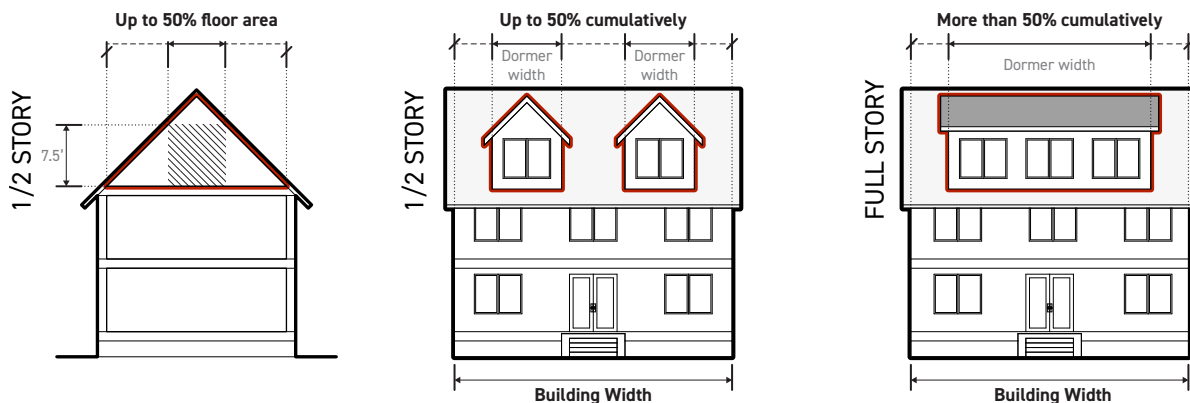
Agree: 0, Disagree: 0

True, but the overall height (in feet) would not be increased. Existing regulations typically allow a building height of 35 feet in "House Scale" districts. This controlling height limit will remain.

D. Measurement

1. Height in Stories

- a. Height in stories is measured along street-facing facades as the number of stories above existing grade. The ⁰⁵⁹ ground story and all upper stories are included in the calculation of maximum height in stories. See **Sec. XX. Story** for determining the ground story of a building.
- b. Height in stories may be measured for a full building or for each building module. See **Sec. XX. Story** for determining building modules and **Sec. XX. Average Grade** for measuring average grade.
- c. The topmost story of a building is not counted as a full story and is counted as a half story when the following standards are met:
 - i. It is completely within the roof form of the building and less than 50% of the floor area has a clear height of more than 7.5 feet, measured from the finished floor to the finish ceiling; and
 - ii. Dormers do not exceed more than 50% of the front, rear, or side building width.



2. Height in Feet

- a. Height in feet is measured for the perimeter of the building as the distance from average existing grade to one of the following:
 - i. The mid-point of the roof, for a building with a roof having a pitch greater than 4:12;
 - ii. The top of the roof ⁰⁶⁰ for a building with a roof having a pitch of 4:12 or less; and
 - iii. The topmost point of the structure, for all other structures.

#059

Posted by **KUA** on **12/05/2024** at **3:38pm** [Comment ID: 616] - [Link](#)

Question

Agree: 1, Disagree: 0

How do you account for significant grade change along a street face in terms of determining number of stories?

Reply by **SiteAdmin** on **01/10/2025** at **10:19am** [Comment ID: 867] - [Link](#)

Answer

Agree: 0, Disagree: 0

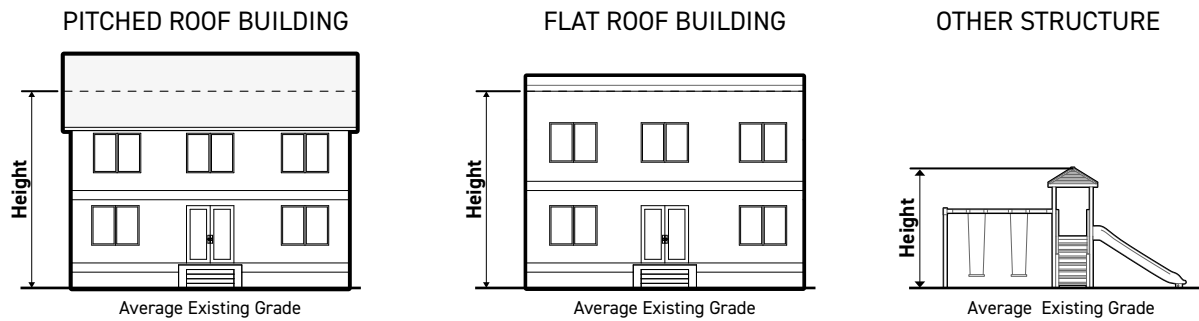
Steeply sloped sites are why we give an option for Height in Stories to be calculated by modules. See 10-3 to see how Average Grade is calculated for modules, this method is used for steeply sloped sites. Also, see 10-13 to see how Ground Story is determined for modules.

#060

Posted by **Jim Winer** on **12/08/2024** at **5:02pm** [Comment ID: 677] - [Link](#)

Agree: 0, Disagree: 0

Should this read "to the top of the roof or occupied roof deck, whichever is greater?"



- b. Height in feet may be measured for a full building or for each building module. See **Sec. XX. Story** for determining building modules and **Sec. XX. Average Grade** for measuring average grade.

E. Exceptions

The following encroachments are allowed to extend beyond the maximum height limit to the extent necessary to perform their proper function:

1. Architectural details including chimneys, spires, belfries, cupolas, domes, flagpoles, and lighting;
2. Safety barriers including fences, walls, parapets, and railings;
3. Vertical circulation including elevators and stairways, access to the roof;
4. Unenclosed structures including shade structures, cabanas, pergolas, and sports courts;
5. Mechanical equipment including HVAC equipment, cisterns, wind turbines, solar panels, vent stacks, and satellite dishes;
6. Flatwork including decks, walkways, and patios; and
7. Vegetation including plants and trees.

F. Relief

1. An increase in maximum building height in feet of up to 10% may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. An increase beyond 10% may be granted in accordance with **Sec. XX. Variance**.

#061

Posted by **Michael Barnett** on **03/31/2025** at **7:31pm** [Comment ID: 1152] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

If it's only unenclosed on one side does that make it "unenclosed" under this exception? Like what if it were only open on what side? Would that be "unenclosed"? Could you build a full covered roof deck with its own roof if it were open on just one side? What if that one open side were the side facing the rear yard? It would make the street front appear to be a full story taller than it should be, and unfortunately we are legitimately seeing this being built today.

Reply by **SiteAdmin** on **04/02/2025** at **1:23pm** [Comment ID: 1176] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for your point. We will clarify.

#062

Posted by **Jim Winer** on **12/08/2024** at **5:10pm** [Comment ID: 678] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Limiting the encroachment to the proper function might work for chimneys and guard rails and several others but will be the subject of argument for spires, belfries, cabanas, etc. I suggest drilling down on this a bit.

Reply by **SiteAdmin** on **12/09/2024** at **7:55am** [Comment ID: 679] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks. There is current no limit whatsoever for these. We will discussion updating the language.

#063

Posted by **Michael Barnett** on **03/31/2025** at **7:26pm** [Comment ID: 1151] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

What limits the size of Stairway access so that the access doesn't become the size of a room that could be used for purposes other than access?

Reply by **SiteAdmin** on **04/02/2025** at **1:20pm** [Comment ID: 1175] - [Link](#)

Answer

Agree: 0, Disagree: 0

This existing provision is interpreted as the overall size of the shaft. Office of Buildings doesn't allow interior spaces to be any larger. We will try to clarify this.

Sec. 3.9.2. Side Wall Height

The vertical dimension of the wall of a building or structure, supporting the roof structure.

A. Intent

To protect the scale and character of development in lower-intensity zoning districts.

B. Applicability

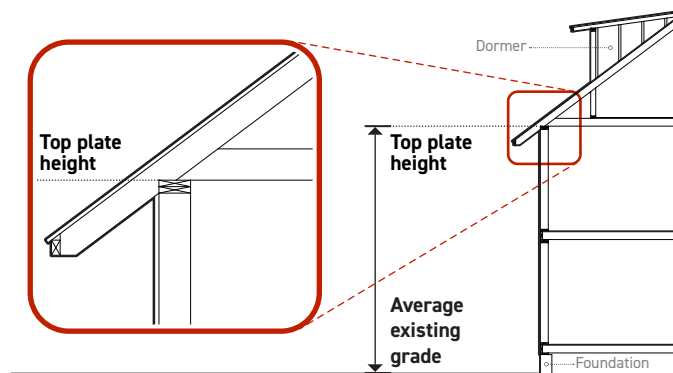
Side wall height requirements apply to all lots in zoning districts that specify a side wall height standard.

C. Standards

Side wall height cannot exceed the maximum height specified by the zoning district.

D. Measurement

Side wall height is measured from average existing grade to the top plate of the building.



E. Relief

1. An increase in maximum side wall height of up to 10% may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. An increase beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.9.3. Building Width

The horizontal width of a building on a lot, parallel to the street lot line.

A. Intent

1. To promote fine-grained patterns of development and prevent larger buildings that are significantly out of context with traditional patterns by breaking wider buildings into multiple, clearly distinguished building widths.
2. To encourage larger buildings to provide open space for pedestrians and recreation.

B. Applicability

1. Building width requirements apply to all street-facing facades.
2. Building width requirements apply only to portions of buildings located above the maximum ground story elevation (See XX. Ground Story Elevation) required by the zoning district.

C. Standards

1. General

- a. No building located on a lot can be wider than the maximum building width allowed by the zoning district.
- b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.

2. Facade Design Allowance

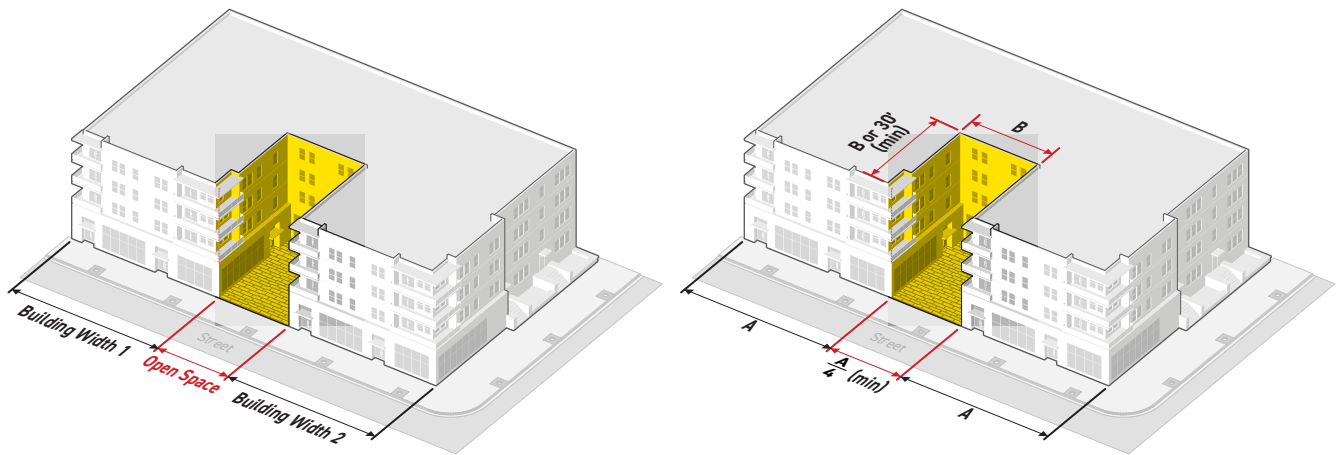
A continuous structure may use facade design to achieve the appearance of separate buildings for the purpose of meeting the maximum building width requirement, provided the following standards are met:

- a. The facade design allowance may only be used 2 times for each street-facing building facade.
- b. The abutting facade designs must reflect unique and distinct architectural designs to achieve the appearance of separate buildings. The design of the following architectural details must vary for abutting facades:
 - i. Material;
 - ii. Window and door pattern;
 - iii. Roof or parapet height; and
 - iv. Color.

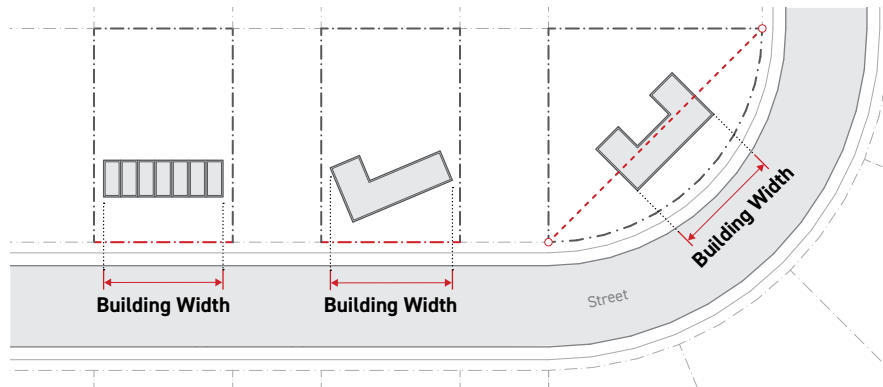
3. Pedestrian Amenity Space Allowance

A continuous structure may provide an open space meeting the requirements for pedestrian amenity space (Sec. XX. Outdoor Amenity Space) to achieve the appearance of separate buildings for the purpose of meeting the maximum building width requirement, provided the following standards are met:

- a. Pedestrian amenity space allowance may only be used 1 time for each street-facing facade.
- b. The width of the building break must be no less than 1/4 the width of the widest adjacent building width.
- c. The depth of the building break must be at least equal to the width of the building break or 30 feet, whichever is less.

MASSING**D. Measurement**

Building width is measured horizontally and parallel to the street lot line, from one end of the building to the opposite end.

**E. Relief**

1. An increase in maximum building width of up to 10% may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. An increase beyond 10% may be granted in accordance with **Sec. XX. Variance**.

DIVISION 3.10. **ACTIVATION**

Sec. 3.10.1. **Active Depth**

The horizontal depth of a building that must contain active uses.

A. Intent

To help minimize the impact of inactive spaces on the public realm and to promote a safe, comfortable, engaging, and attractive build environment.

B. Applicability

1. Active depth requirements apply to all portions of a building used to meet the minimum build-to width requirement. See **Sec. XX. Build-To Width.**
2. Active depth requirements apply to all stories on primary and storefront streets.
3. Active depth requirements only apply to the ground story on side streets.
4. Active depth requirements do not apply to the following:
 - a. Lots with 1 dwelling unit.
 - b. Along the side streets for a townhouse dwelling unit.

C. Standards

1. Applicable portions of a building must provide the minimum active depth required by the zoning district.
2. No more than 20% of the floor area of the required active depth can be used for inactive uses such as storage, hallways, stairwells, elevators, and equipment rooms.
3. Vehicle parking spaces and motor vehicle use areas are not allowed in any portion of the required active depth.

D. Measurement

Active depth is measured from the street-facing facade inward to the interior of the building.

#064

Posted by **Michael Barnett** on **03/31/2025** at **7:43pm** [Comment ID: 1153] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Which should not be confused with monumental stairs.

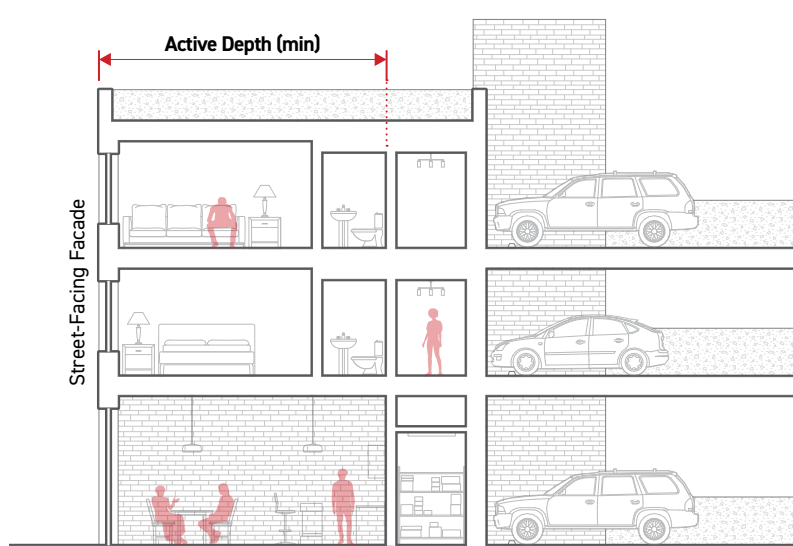
#065

Posted by **Michael Barnett** on **03/31/2025** at **7:48pm** [Comment ID: 1154] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

I think that over time we will find the need to expand this list to be more specific for a whole variety of uses we deem to be inactive like vending areas and back of house spaces like kitchens and commercial laundry equipment.

ACTIVATION**E. Relief**

1. A reduction of up to 10% of the active depth requirement may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

DIVISION 3.11. **GROUND STORY**

Sec. 3.11.1. **Ground Story Height**

The floor-to-floor height of the ground story of a building.

A. Intent

To promote high-quality ground-story spaces that are adaptable and appropriate to their intended use and surrounding context.

B. Applicability

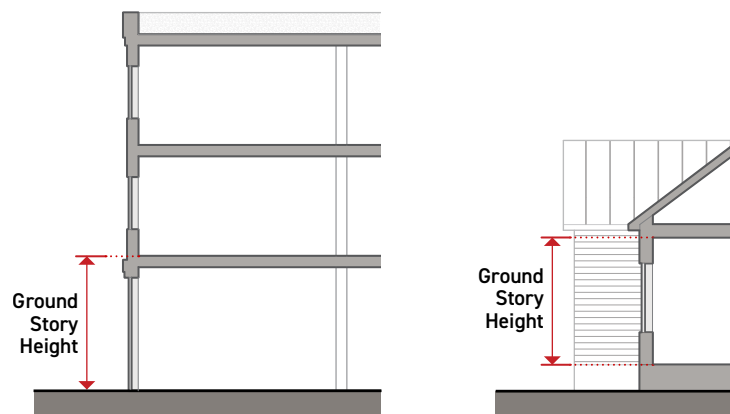
1. Ground story height requirements apply to all buildings that contain habitable space on the ground story.
2. Where the zoning district regulates ground story height differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.
 - b. For nonresidential uses or any use abutting storefront streets, the nonresidential standards apply.

C. Standards

The ground story height can be no lower than the minimum ground story height required by the zoning district.

D. Measurement

1. Ground story height is measured from the top of the finished floor of the ground story to the top of the finished floor of the story above.
2. When there is no story above, ground story height is measured from the top of the finished floor of the ground story to the bottom of the roof structure above.



E. Relief

1. A reduction of up to 10% of the ground story height requirement may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.11.2. Ground Story Elevation

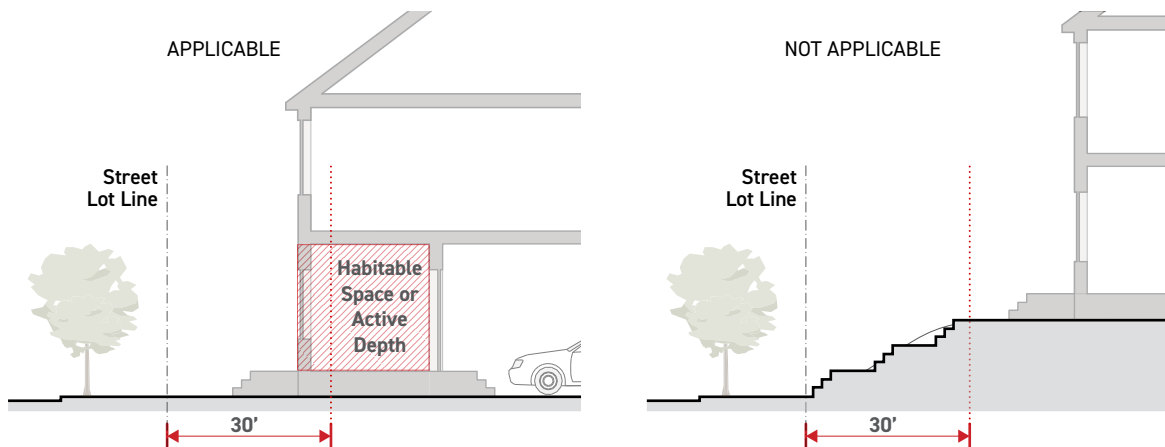
The height of the finished floor associated with the ground story of a building.

A. Intent

To promote “eyes on the street” and increase the perception of safety, and encourage visual connections between the public realm and the exterior of the building.

B. Applicability

1. Ground story elevation requirements apply to all buildings that contain habitable space on the ground story and that are located within 30 feet of a primary street or side street lot line.



2. Where the zoning district regulates active depth, the ground story elevation requirements only apply to the required active depth on the ground story.
3. Ground story elevation requirements do not apply to accessory structures, unless the ground story of the accessory structure contains habitable spaces.

#066

Posted by **Hunter Hughes** on **01/31/2025** at **7:10am** [Comment ID: 1002] - [Link](#)

Suggestion

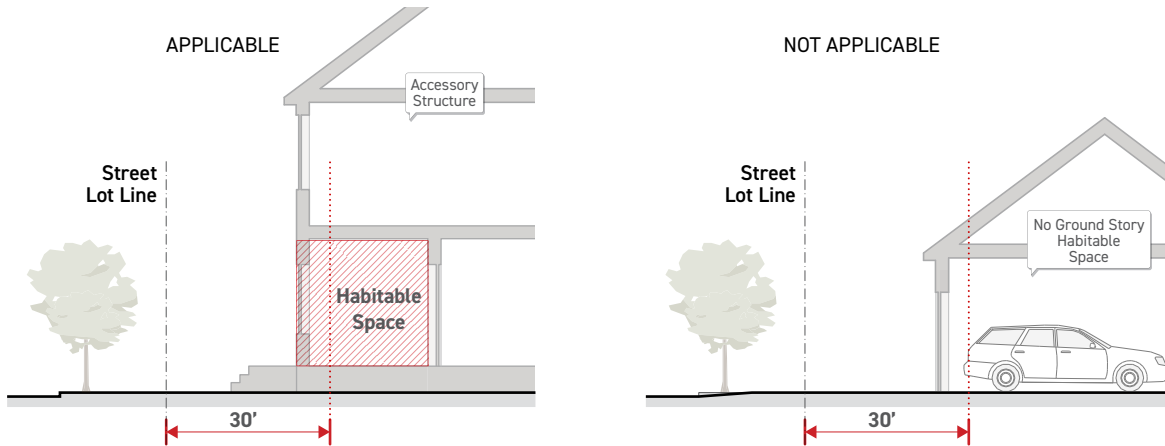
Agree: 0, Disagree: 0

This is nice in theory, but in certain intercity areas, like midtown, home park, west midtown... I think you should consider safety. There are townhome and duplex and other home designs where the main living level is on floor 2 and the bottom floor is for parking.. This increases security substantially. Packages are less likely to be stolen up a set of stairs, and people from the street are less likely to intrude when the living areas are elevated. This policy seems more appropriate for neighborhoods like grant park, Reynoldstown, Ansley, etc.. but you should really really really consider that rules like this are not one-size-fits all.

Reply by **SiteAdmin** on **01/31/2025** at **8:24am** [Comment ID: 1006] - [Link](#)

Agree: 0, Disagree: 0

Thank you for your feedback.



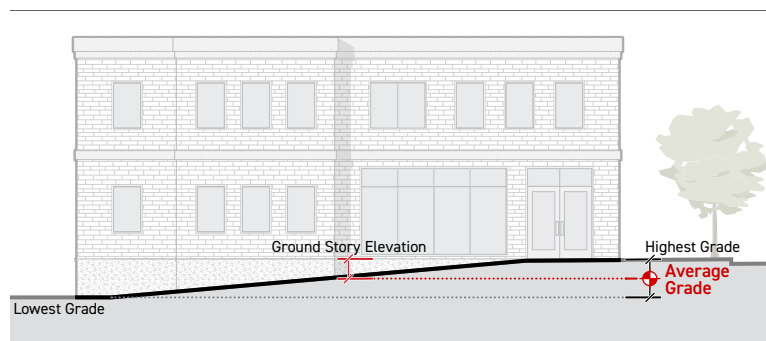
4. Where the zoning district regulates ground story elevation differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.
 - b. For nonresidential uses or any use abutting storefront streets, the nonresidential standards apply.

C. Standards

1. All applicable ground stories must have a finished floor surface meeting the following standards:
 - a. An elevation no lower than the minimum ground story elevation required by the zoning district.
 - b. An elevation no higher than the maximum ground story elevation required by the zoning district.

D. Measurement

1. Ground story elevation is measured from the average existing grade to the top of the finished floor of the ground story.



2. On corner lots, for the purpose of determining ground story elevation, average existing grade must be established independently for each street-facing facade.

GROUND STORY

E. Relief

1. A change of up to 10% of the ground story elevation requirement may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A change beyond 10% may be granted in accordance with **Sec. XX. Variance**.

DIVISION 3.12. **WINDOWS AND DOORS**

Sec. 3.12.1. **Glazing**

The amount of transparent area on a building facade.

A. Intent

To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

B. Applicability

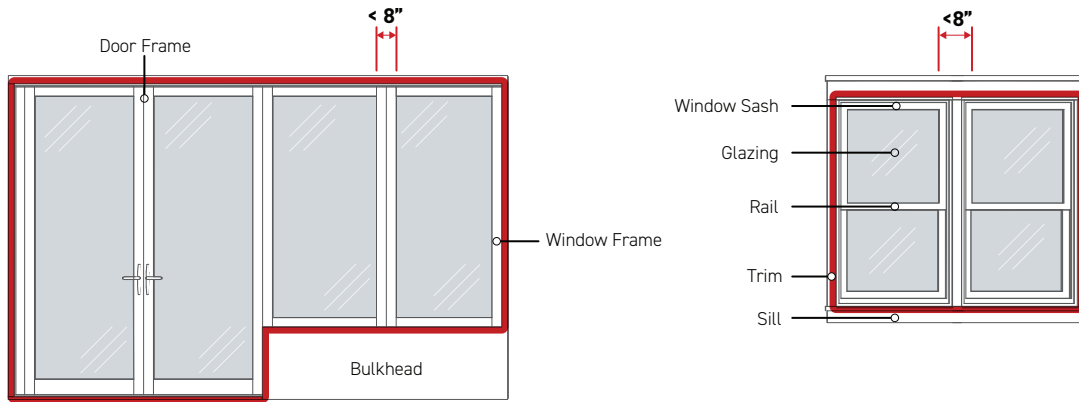
1. Glazing requirements apply to street-facing facades only.
2. Ground story glazing requirements only apply to the ground story.
3. Upper story glazing requirements apply to all stories above the ground story.
4. Where the zoning district regulates glazing differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.

C. Standards

1. Applicable ground and upper story building facades must provide transparent area meeting the minimum glazing requirements of the zoning district.
2. To be considered a transparent area, window and door glazing must meet the following requirements:

	Glazing Specifications	
	Visible Light Transmittance	External Reflectance
Ground Story	More than 60%	Less than 20%
Upper Story	More than 30%	Less than 40%

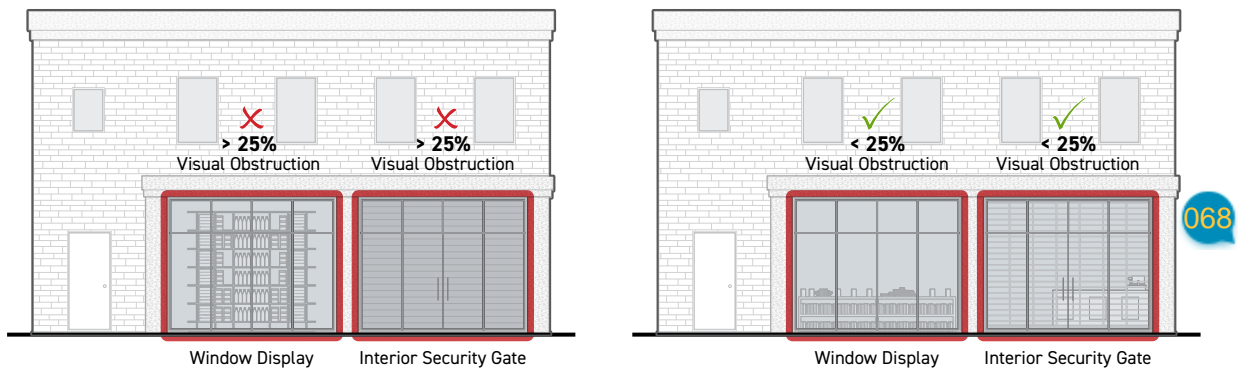
3. Muntins, mullions, window sashes, window and door frames, or window and door trim that are integral to window and door assemblies that are less than 8 inches wide may be considered transparent when calculating required percentages.

WINDOWS AND DOORS

4. Windows and doors used to meet the glazing requirements may be temporarily covered by operable window treatments, such as curtains or blinds.
 - a. Windows and doors obscured by fixed exterior facade screens may count toward the transparent area, provided no more than 25% of the total transparent area is covered for any individual window or door opening counting toward the transparent area.
 - b. Interior walls and other permanent interior visual obstructions cannot be located within 5 feet of the window or door opening used to meet the glazing requirement.



- c. Ground story windows and doors obscured by interior security gates and window displays located less than 5 feet from the window opening may count toward the transparent area, provided no more than 25% of the total transparent area is covered for any individual window or door opening counting toward the transparent area.



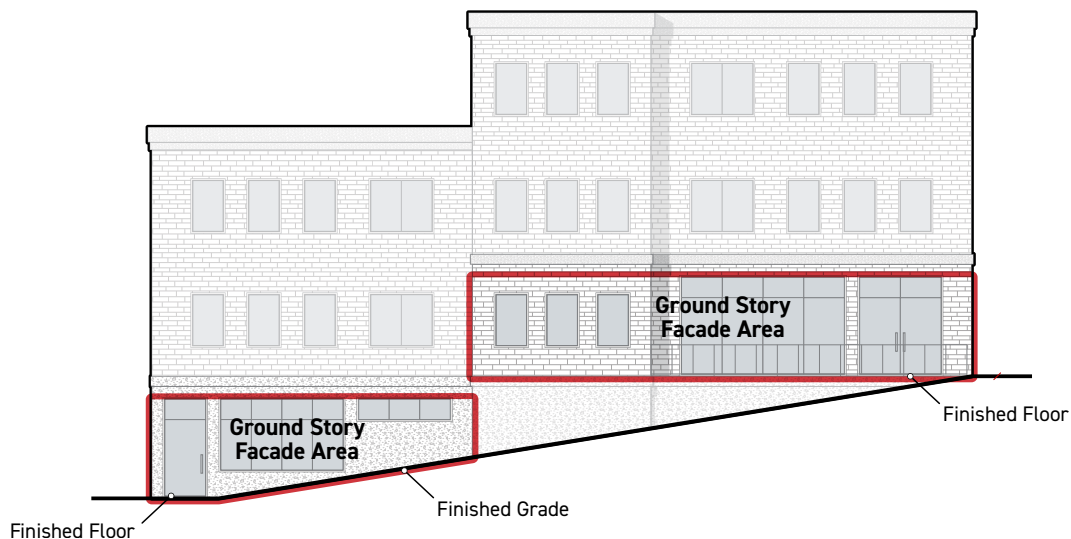
D. Measurement

1. General

- Ground story and upper story glazing is measured as a percentage calculated as the sum of all transparent area, divided by the total applicable facade area.
- Glazing is measured separately for each story of a building.

2. Ground Story Facade Area

- No portion of a ground story located below existing grade is included in ground story facade area.



067 For residential and industrial uses, ground story facade area is measured between 1.5 and 8 feet from the finished floor of the ground story.

#067

Posted by **Laurel David** on **02/18/2025** at **2:28pm** [Comment ID: 1095] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

you might want to change the order. As currently written it this section seems to contradict what it says above. make the current subsection "a" the last one so it acts like an exception to what is above.

Reply by **SiteAdmin** on **02/20/2025** at **12:16pm** [Comment ID: 1099] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks for the suggestion

#068

Posted by **Michael Barnett** on **03/31/2025** at **8:00pm** [Comment ID: 1155] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

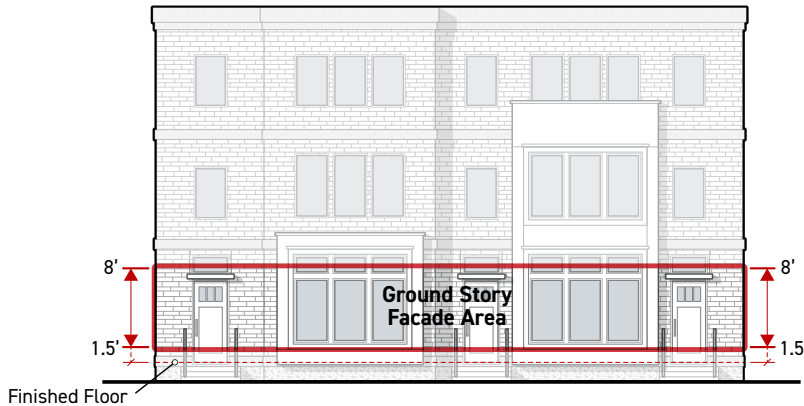
I would encourage you all to illustrate how a traditional storefront display- like the ones at Macy's might come to life. I would hope that we would allow for a percentage of the glazing requirement to be utilized for that type of display.

Reply by **SiteAdmin** on **04/02/2025** at **1:44pm** [Comment ID: 1177] - [Link](#)

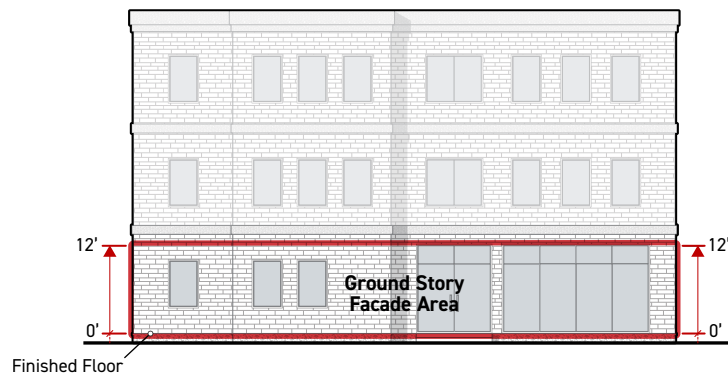
Answer

Agree: 0, Disagree: 0

Thanks. What design features of Mary Mac's do you mean? I've never noticed any displays when walking by.

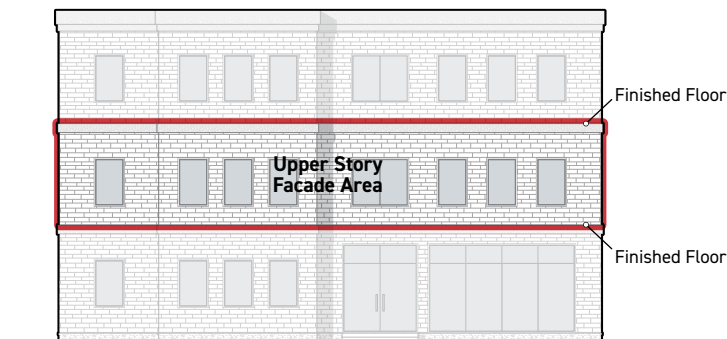


- c. For all other uses, ground story facade area is measured between 0 and 12 feet from the finished floor of the ground story. If the ground story height is less than 12 feet, ground story facade area is measured between the top of the finished floor of the ground story and the top of the finished floor of the story above. When there is no story above, it is measured to the top of the wall plate.



3. Upper Story Facade Area

Upper story facade area is measured as the portion of the facade area between the top of the finished floor for that story and the top of the finished floor above. When there is no story above, it is measured to the top of the wall plate.



E. Relief

1. A reduction of up to 10% of the ground story and upper story glazing requirement may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A reduction beyond 10% may be granted in accordance with **Sec. XX. Variance**.

Sec. 3.12.2. Blank Wall Width

The width of ground story facades and foundation walls without window or door openings.

A. Intent

To provide visual interest and activation along the public realm by limiting the area without visual or physical connections between the public realm and the interior of a building.

B. Applicability

1. Blank wall width requirements only apply to the foundation wall and ground story of street-facing facades.
2. Where the zoning district regulates blank wall width differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.

C. Standards

1. General

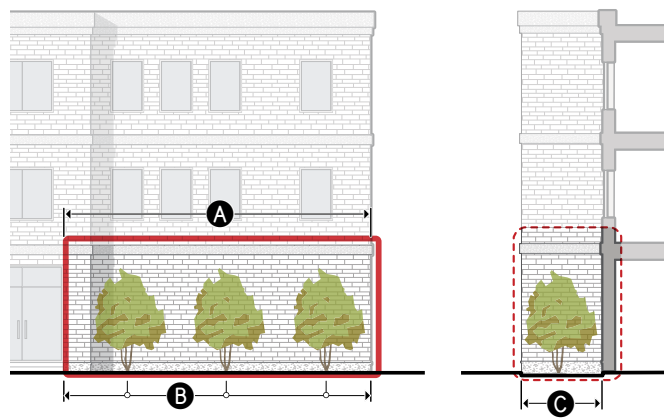
Windows and doors meeting the standards of **Sec. XX. Glazing** on applicable ground story facades or foundation walls can be separated by a distance no greater than the maximum blank wall width specified by the zoning district.

069 Blank Wall Treatments for Ground Story Facades

On side streets, ground story facades that exceed the maximum allowed blank wall width may apply one or more of the following blank wall treatments and increase the allowed blank wall width by 100%.

UNDERSTORY TREES

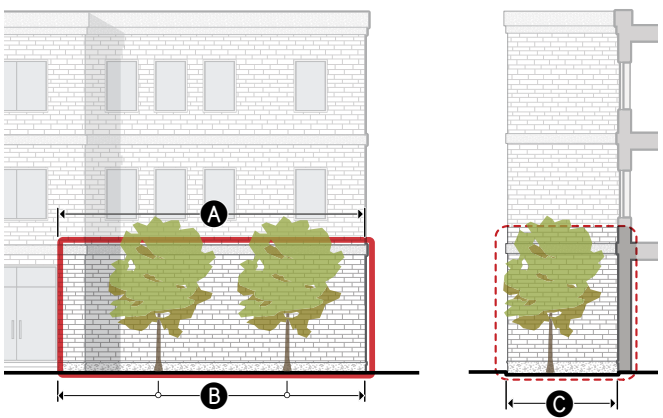
Understory trees planted between a blank wall on a ground story facade and the sidewalk.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Understory
B Planting frequency (min avg.)	5 per 100'
C Planting area width (min)	7'

CANOPY TREES

Canopy trees planted between a blank wall on a ground story facade and the sidewalk.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Canopy
B Planting frequency (min avg.)	3 per 100'
C Planting area width (min)	15'

#069

Posted by **Laurel David** on **02/18/2025** at **2:32pm** [Comment ID: 1096] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

Nice! we've always had to ask an exception to be able to do this

Reply by **SiteAdmin** on **02/20/2025** at **12:18pm** [Comment ID: 1100] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks. This is one of the "administrative variations" that is frequently requested and almost always approved. These alternative compliance standards seek to codify existing practice.

LIVING WALL

A structure permanently attached to a blank wall on a ground story that supports plants, their growing medium, and irrigation.



DIMENSIONAL STANDARDS

A Treatment width (min % of blank wall width)	75%
B Planting area width (min)	1.5'

PUBLIC ART

A noncommercial image attached to a blank wall on the ground story that is deemed by the Director to be sufficiently different from the building facade.



DIMENSIONAL STANDARDS

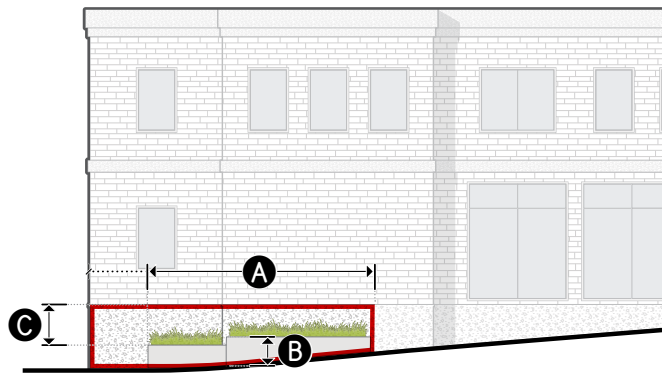
A Treatment width (min % of blank wall width)	75%
---	-----

3. Blank Wall Treatments for Foundation Walls

Foundation walls that exceed the maximum allowed blank wall width may apply one or more of the following blank foundation wall treatments and increase the allowed blank wall width by 100%.

PLANTER

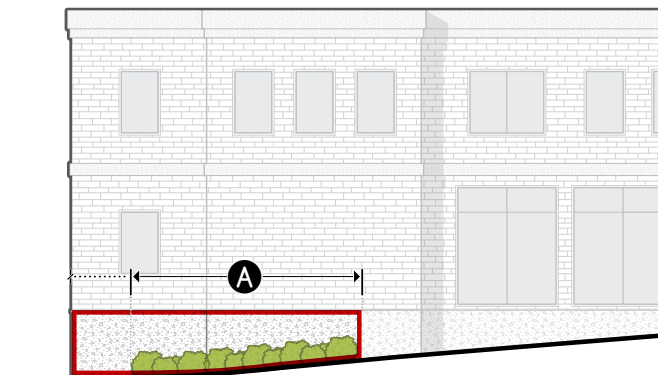
Screening plants located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant area width (min)	2.5'
B Height above sidewalk (max)	4'
C Foundation wall reveal (max)	2'

FOUNDATION PLANTING

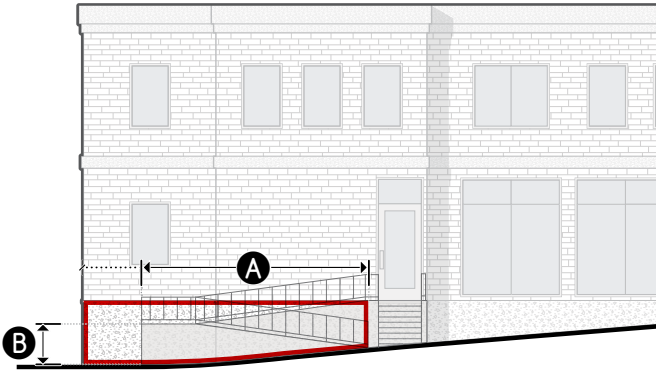
Screening plants located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant type	Screening
Planting frequency (min avg.)	3 per 10'
Planting area width (min)	3'

PEDESTRIAN ACCESS

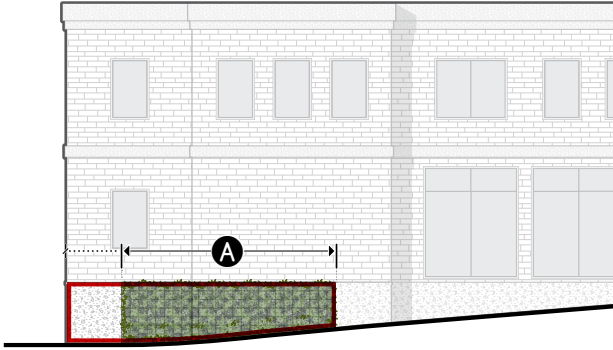
Stairs or ramps providing pedestrian access to a street-facing entry located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS		
A	Treatment width (min % of blank wall width)	75%
B	Height above sidewalk (max)	4'

LIVING WALL

A structure permanently attached to a blank foundation wall that supports plants, their growing medium, and irrigation.

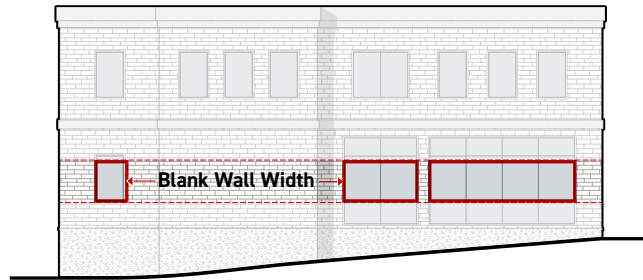


DIMENSIONAL STANDARDS		
A	Treatment width (min % of blank wall width)	75%
	Planting area width (min)	1.5'

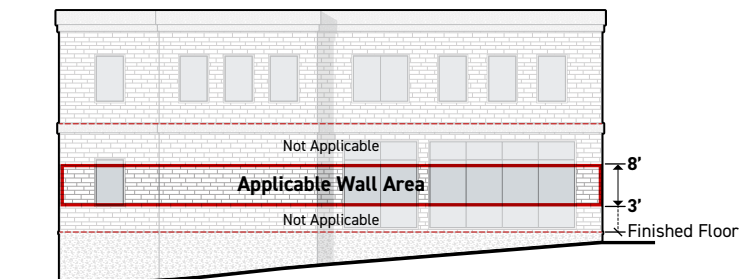
D. Measurement

1. General

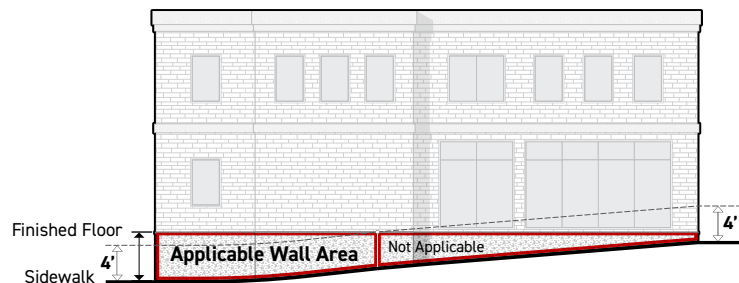
- a. Blank wall width is measured horizontally and parallel to the street boundary line from the edge of a window or door to the edge of an adjacent window or door, or to the edge of the ground story facade.



- b. For ground story street-facing facades, blank wall width is only measured on wall areas between 3 and 8 feet from the finished floor of the ground story.



- c. For street-facing foundation walls, blank wall width is only measured for wall areas that are exposed 4 feet in height or more above existing grade.



2. Blank Wall Treatments

a. Treatment Width

Minimum treatment width is measured as a percentage, calculated as the cumulative width of blank wall treatments divided by the total width of blank wall.

b. Treatment Area

Minimum treatment area is measured as a percentage, calculated as the cumulative area of blank wall treatments divided by the total applicable facade area within the blank wall.

c. Tree Type

See Sec. XX. Plants and Plant Material. for understory and canopy tree planting requirements.

d. Plant Type

See Sec. XX. Plants and Plant Material. for screening plant planting requirements.

e. Planting Frequency

Planting frequency is measured as a ratio of the minimum number of plants required along the total width of the blank wall. A minimum of one plant of the required plant type must be provided regardless of the width of blank wall treatment.

f. Planting Area Width

Minimum planting area width is measured as the horizontal dimension of planting area, measured from the blank wall outward to the street lot line. The planting area must be uncovered.

g. Height Above Sidewalk

- i. Height above sidewalk is measured vertically from adjacent sidewalk grade to the topmost point of the blank wall treatment.
- ii. For foundation walls located more than 10 feet from the sidewalk, maximum height above sidewalk is measured from the lowest elevation of existing grade to within 5 feet of the foundation wall, to the topmost point of the blank wall treatment.

h. Foundation Wall Reveal

Foundation wall reveal is measured vertically from the top of the blank wall treatment to the ground story finished floor elevation along the entire blank wall treatment.

E. Relief

1. A change of up to 10% from any blank wall width dimensional standard may be granted in accordance with Sec. XX. Administrative Adjustment.
2. A change beyond 10% may be granted in accordance with Sec. XX. Variance.

Sec. 3.12.3. Street-Facing Entry

A minimum number of street-facing building entrances providing access from the public realm to the interior of a building.

A. Intent


To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting distance without physical connections between the public realm and the interior of a building.

B. Applicability

1. Street-facing entry requirements apply to all ground story street-facing facades.
2. Accessory structures are not required to provide a street-facing entry.
3. Where the zoning district regulates street-facing entry differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.

C. Standards

1. General

- a. A street-facing entry must be provided when required by the zoning district.
- b. To qualify as a street-facing entry, building entries must meet the following standards 
 - i. Located at the ground story.
 - ii. Provide direct pedestrian access to the ground story from the public right-of-way.
 - iii. Remain operable at all times. Access may be controlled and limited to building occupants;
 - iv. Access an occupiable space. Street facing entries cannot provide access directly to motor vehicle areas, utility areas, or storage areas;
 - v. Include a door and an entry feature meeting the standards of one of the entry feature options;
 - vi. The entry feature must be street-facing. The door may be on a side-facing facade if it located 10 feet or less behind a street-facing facade.

#070

Posted by **Michael Barnett** on **03/31/2025** at **8:08pm** [Comment ID: 1156] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

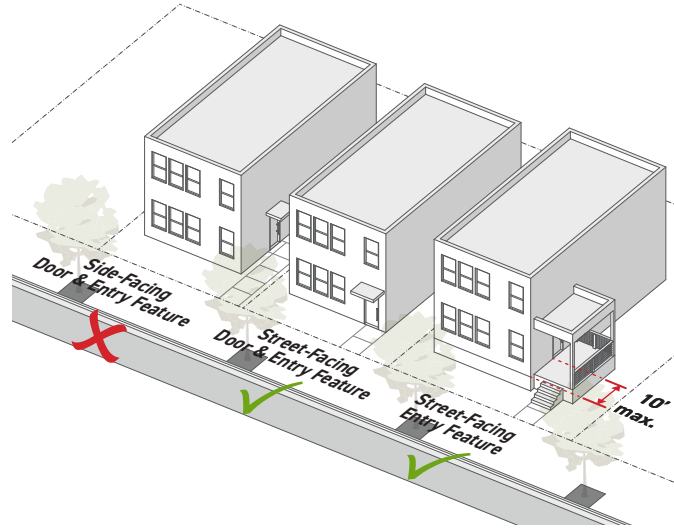
I love all of this. Well Done!!

Reply by **SiteAdmin** on **04/02/2025** at **1:45pm** [Comment ID: 1178] - [Link](#)

Answer

Agree: 0, Disagree: 0

Thanks!



2. House-Scale (H-) and Neighborhood-Scale (N-) Form Districts

In addition to the general standards, House-Scale (H-) and Neighborhood-Scale (N-) Form Districts with a street-facing entry requirement must meet the following standards:

- At least 1 street-facing entry must be provided for each principal building.
- Where dwelling units or uses face multiple street lot lines, required street-facing entries must be provided along primary street lot lines.
- Where there is more than 1 dwelling unit on a lot, each dwelling unit must be accessed through a street-facing entry ⁰⁷¹. Each dwelling unit may have its own street-facing entry or multiple dwelling units with a shared lobby or corridor may share a single street-facing entry.
- Where the majority of existing buildings on the block face have a raised entry or porch entry feature, all required street-facing entries must provide a raised entry or porch as the entry feature.

3. All Other Zoning Districts

In addition to the general standards, all other zoning districts with a street-facing entry requirement must meet the following standards:

- For nonresidential uses, at least 1 street-facing entry must be provided for each principal use ⁰⁷⁴.
- For residential uses, the following standards apply:
 - Where up to 4 dwelling units are located on the ground story, at least 1 street-facing entry must be provided for each principal building.
 - Where more than 4 dwelling units are located on the ground story, each dwelling unit on the ground story must provide a street-facing entry. ⁰⁷²⁰⁷³
- Where dwelling units or principal uses face multiple street lot lines, required street-facing entries must be provided along primary street lot lines.

#071

Posted by **Laurel David** on **02/18/2025** at **2:34pm** [Comment ID: 1097] - [Link](#)

Question

Agree: 0, Disagree: 0

Does this apply to ADUs. what if it is in the backyard and doesn't "face" a street?

Reply by **SiteAdmin** on **02/20/2025** at **12:22pm** [Comment ID: 1101] - [Link](#)

Answer

Agree: 0, Disagree: 0

No. This is intended to refer to "primary" dwelling units. We will update this.

#072

Posted by **Michael Barnett** on **03/31/2025** at **8:18pm** [Comment ID: 1158] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

So an apartment building with 5 units on the ground floor has to have a street facing entry for each unit? I feel like there are a lot of examples where that doesn't work.

Reply by **SiteAdmin** on **04/02/2025** at **1:59pm** [Comment ID: 1180] - [Link](#)

Answer

Agree: 0, Disagree: 0

Yes, this is the current code in most parts of Atlanta, except RG districts.

#073

Posted by **Michael Barnett** on **03/31/2025** at **8:24pm** [Comment ID: 1159] - [Link](#)

Suggestion

Agree: 0, Disagree: 0

In general, I am struggling to understand how to apply these design standards to the typical gated apartment development that we see throughout the city.

Reply by **SiteAdmin** on **04/02/2025** at **2:03pm** [Comment ID: 1181] - [Link](#)

Answer

Agree: 0, Disagree: 0

Those are typically older RG-zoned complexes that will become illegal under the new code. For the past 20 years, the newer codes (which this references) have required more urban format, such as the complexes around Historic Fourth Ward Park, along the Beltline, in Midtown, in Buckhead Village, etc.

#074

Posted by **Michael Barnett** on **03/31/2025** at **8:16pm** [Comment ID: 1157] - [Link](#)

Suggestion

Agree: 1, Disagree: 0

In a mixed use building where the ground floor has retail spaces that are not street

facing (a shopping arcade) and the second floor has offices, that would constitute separate uses and separate street facing entries would be required for each use? The arcade couldn't have a single street facing entry?

Reply by **SiteAdmin** on **04/02/2025** at **1:56pm** [Comment ID: 1179] - [Link](#)

Answer

Agree: 0, Disagree: 0

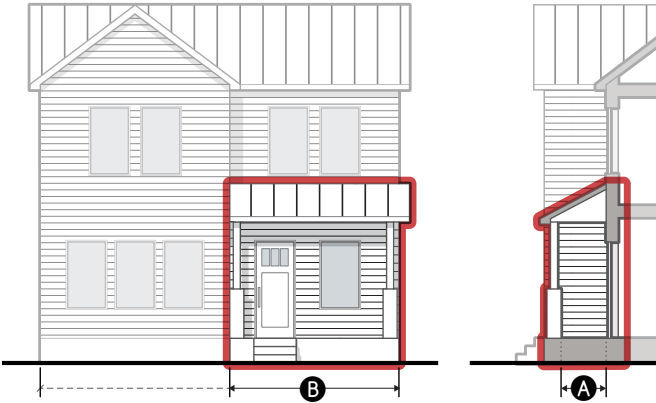
As worded, the intent is to require the ground story retail spaces along the street to have an entrance from the street, even if they have a second entrance from the interior. An example of this would be Cafe Lucia on Walton Street in the Healy Building.

4. Entry Feature Options

- a. A required entry feature must meet the standards of one of the following entry feature options:

PORCH

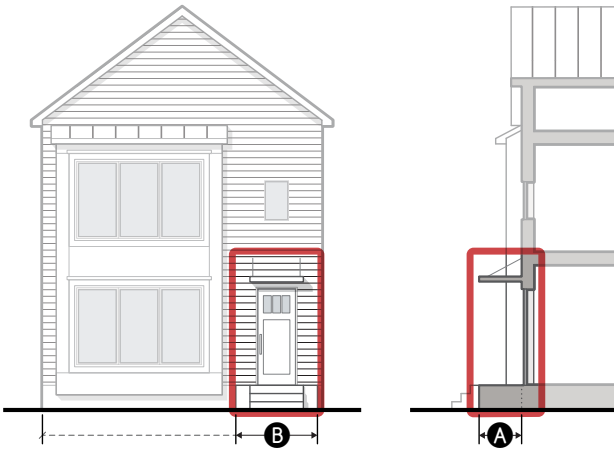
A wide, raised platform projecting in front of a street-facing entry that is entirely covered and not enclosed.



DIMENSIONAL STANDARDS	
A Depth (min)	5'
B Width (min % of building width)	30%
Covered area (min)	100%
Enclosure (max)	50%

RAISED ENTRY

A raised platform projecting in front of a street-facing entry that is partially covered and not enclosed.



DIMENSIONAL STANDARDS	
A Depth (min)	3'
B Width (min)	4'
Covered entry	075 required
Enclosure (max)	50%

#075

Posted by **KUA** on **12/05/2024** at **3:42pm** [Comment ID: 617] - [Link](#)

Question

Agree: 0, Disagree: 0

if partial cover is permitted, why does this say cover is required? How much partial cover is min required?

Reply by **SiteAdmin** on **01/10/2025** at **10:20am** [Comment ID: 868] - [Link](#)

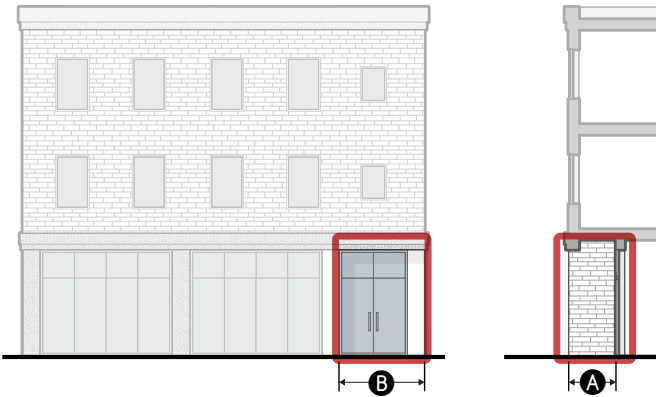
Answer

Agree: 0, Disagree: 0

This will be clarified - what we were trying to say is that there has to be an awning (covered entry) and we provide the details for that on 3-67. It's confusing because there is also an entry feature called "Covered Entry". Adding to the list of revisions for clarity.

RECESSED ENTRY

A space set behind the primary facade plane providing sheltered access to a street-facing entry.



DIMENSIONAL STANDARDS	
A Depth (min/max)	3' / 15'
B Width (min)	5'
Covered area (min)	100%
Enclosure (max)	75%

COVERED ENTRY

A space that provides sheltered access to an at-grade street-facing entry with an overhead projecting structure.



DIMENSIONAL STANDARDS	
A Depth (min)	None
B Width (min)	None
Covered entry	Required
Enclosure (max)	50%

FORECOURT

A yard screened with a short wall, fence, or hedge that provides privacy for occupants located at the ground story, near sidewalk grade.

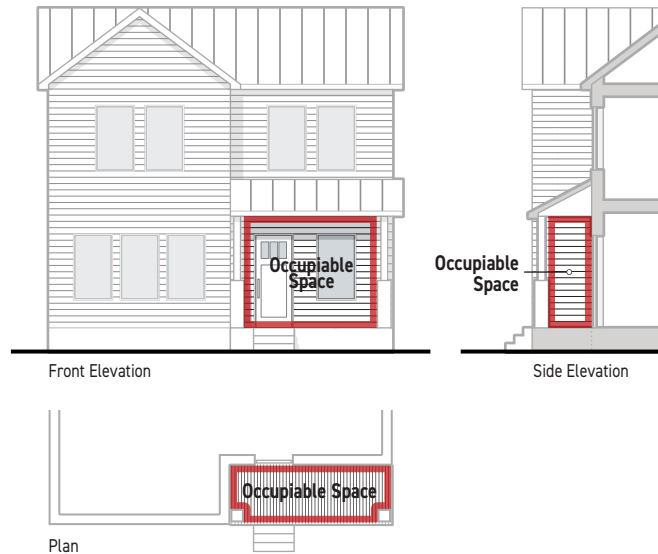


DIMENSIONAL STANDARDS	
A Depth (min)	8'
B Width (min)	10'
Covered entry	Required
Fence or wall height (min/max)	2' / 4'

D. Measurement

1. General

Entry feature standards apply only to the occupiable portion of an entry feature. Stairs and ramps used to access the entry feature are not considered occupiable area for the purpose of meeting entry feature standards.



2. Depth

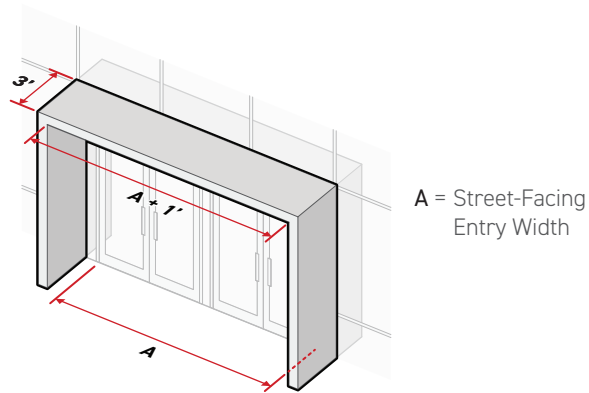
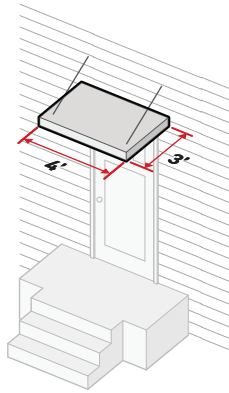
Minimum depth is measured as the horizontal dimension at the narrowest point of an entry feature, perpendicular to the applicable street lot line.

3. Width

- When specified in feet, width is measured as the total width of an entry feature, measured parallel to the applicable street lot line.
- When specified as a percentage, width is measured as the total width of the entry feature divided by the total width of the building that the entry provides access to, measured parallel to the applicable street lot line.
- When the calculation for an entry feature width percentage results in a fraction, the result is rounded up to the nearest whole number.

4. Covered Entry

- When required as a part of an entry feature, a canopy, roof, or other sheltering structure must cover the exterior area immediately abutting the associated street-facing entry.
- The minimum depth of the covered area must be 3 feet.
- The minimum width of the covered area must be 4 feet or the width of the street-facing entry plus 1 foot, whichever is greater.



5. Covered Area

Covered area is measured as the portion of an entry feature area that is covered by a canopy, roof, or other sheltering structure, divided by the total entry feature area.

6. Enclosure

See **Sec. XX. Enclosure** for the calculation of enclosure.

7. Fence or Wall Height

See **Sec. XX. Fences and Walls** for the measurement of fence or wall height.

E. Relief

1. A change of up to 10% from any entry feature dimensional standard may be granted in accordance with **Sec. XX. Administrative Adjustment**.
2. A change beyond 10% may be granted in accordance with **Sec. XX. Variance**.

DIVISION 3.13. **FENCES AND WALLS**

Vertical structures separating the public realm from private property.

For requirements, see **Div. XX. Fences and Walls**.

Page Left Intentionally Blank