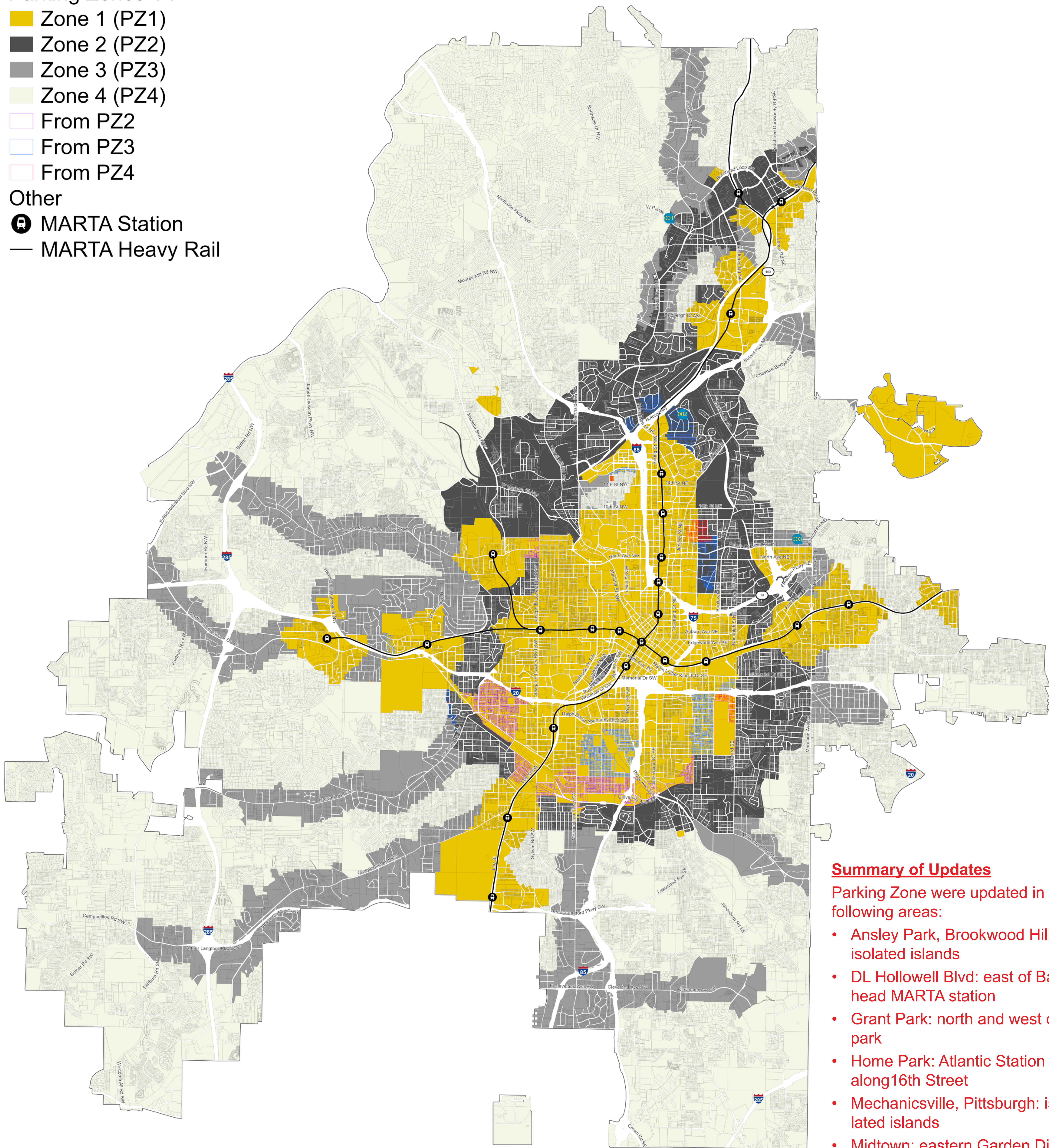


ATL Zoning 2.0 Parking Zones



DRAFT - 6/2/25

- Parking Zones V1
- Zone 1 (PZ1)
 - Zone 2 (PZ2)
 - Zone 3 (PZ3)
 - Zone 4 (PZ4)
 - From PZ2
 - From PZ3
 - From PZ4
- Other
- MARTA Station
 - MARTA Heavy Rail



Summary of Updates

Parking Zone were updated in the following areas:

- Ansley Park, Brookwood Hills: isolated islands
- DL Hollowell Blvd: east of Bankhead MARTA station
- Grant Park: north and west of park
- Home Park: Atlantic Station lots along 16th Street
- Mechanicsville, Pittsburgh: isolated islands
- Midtown: eastern Garden District.
- Southside Beltline: assorted areas
- West End: western portion
- Westview: western portion



0 1 2 3 4 Miles

#001

Posted by **kimzim@gmail.com** on **09/02/2025** at **10:40am** [Comment ID: 1578] - [Link](#)
Suggestion
Agree: 0, Disagree: 0
127 West Paces Ferry should be pale yellow and not dark grey. This is a SFR home lot.
Couldn't tell color due to text over parcel

#002

Posted by **Jennifer Friese** on **08/29/2025** at **3:14am** [Comment ID: 1539] - [Link](#)
Question
Agree: 0, Disagree: 0
Could you explain what parking standard was updated in Ansley Park? It looks like the area Zone 3 (PZ3) was changed from light gray to dark blue, what does this indicate?

Reply by **SiteAdmin** on **08/29/2025** at **12:33pm** [Comment ID: 1554] - [Link](#)
Answer
Agree: 0, Disagree: 0
This area was previously PZ3 and has been changed to PZ2 as an attempt to remove scattered "islands" of parking zones that split various neighborhoods (the update was also made in West End, Grant Park, and others, as shown on the map). There's no rational reason to have different parking requirements that only apply to handful of lots.

#003

Posted by **marknevitt@gmail.com** on **08/13/2025** at **6:09pm** [Comment ID: 1421] - [Link](#)
Suggestion
Agree: 0, Disagree: 0
The Atkins Park Commercial node should have zero parking minimums or significantly reduced parking minimums for businesses in the district. There are several vacant buildings, and parking minimums increase cost and are an economic barrier for development in this area. Remove parking minimums as part of the zoning revision for this particular commercial node.

Reply by **SiteAdmin** on **08/14/2025** at **4:20pm** [Comment ID: 1459] - [Link](#)
Answer
Agree: 0, Disagree: 0
Most of this area is in the PZ3 zone, which is reduced due to proximity to transit on Ponce de Leon Ave. However, it is of note that there is already no parking requirement TODAY for most buildings built before 1965. Almost all buildings in the area fall into this category. This standard will continue to apply.

Reply by **marknevitt@gmail.com** on **08/15/2025** at **6:57am** [Comment ID: 1460] - [Link](#)
Suggestion
Agree: 0, Disagree: 0
Thank you for your response.

While it is true that "no parking is required for the first 1,200 square feet of floor area" for buildings built before 1965, it is not accurate to state that there is "no" parking requirement.
From NC-12 Atlanta Code: "When such establishments contain more than 1,200 square feet of floor area, the following minimum off-street parking requirements shall apply: One space for each 200 square feet of floor area provided in excess of 1,200 square feet."

Many of the businesses in this area are in excess of 1,200 feet.

As a neighbor who resides in Atkins Park, I have spoken to numerous business owners who point to the parking minimums as a barrier to opening new businesses due to the increased cost. One prominent example - 772 and 774 North Highland, located at a key node at St. Charles and North Highland Avenue Both are more than 1,200 square feet and require parking.

The Site Admin is correct that the area has proximity to transit, but this does not explain why the Poncey Highland neighborhood immediately to the south has a different parking minimum, and is also adjacent to Ponce de Leon.

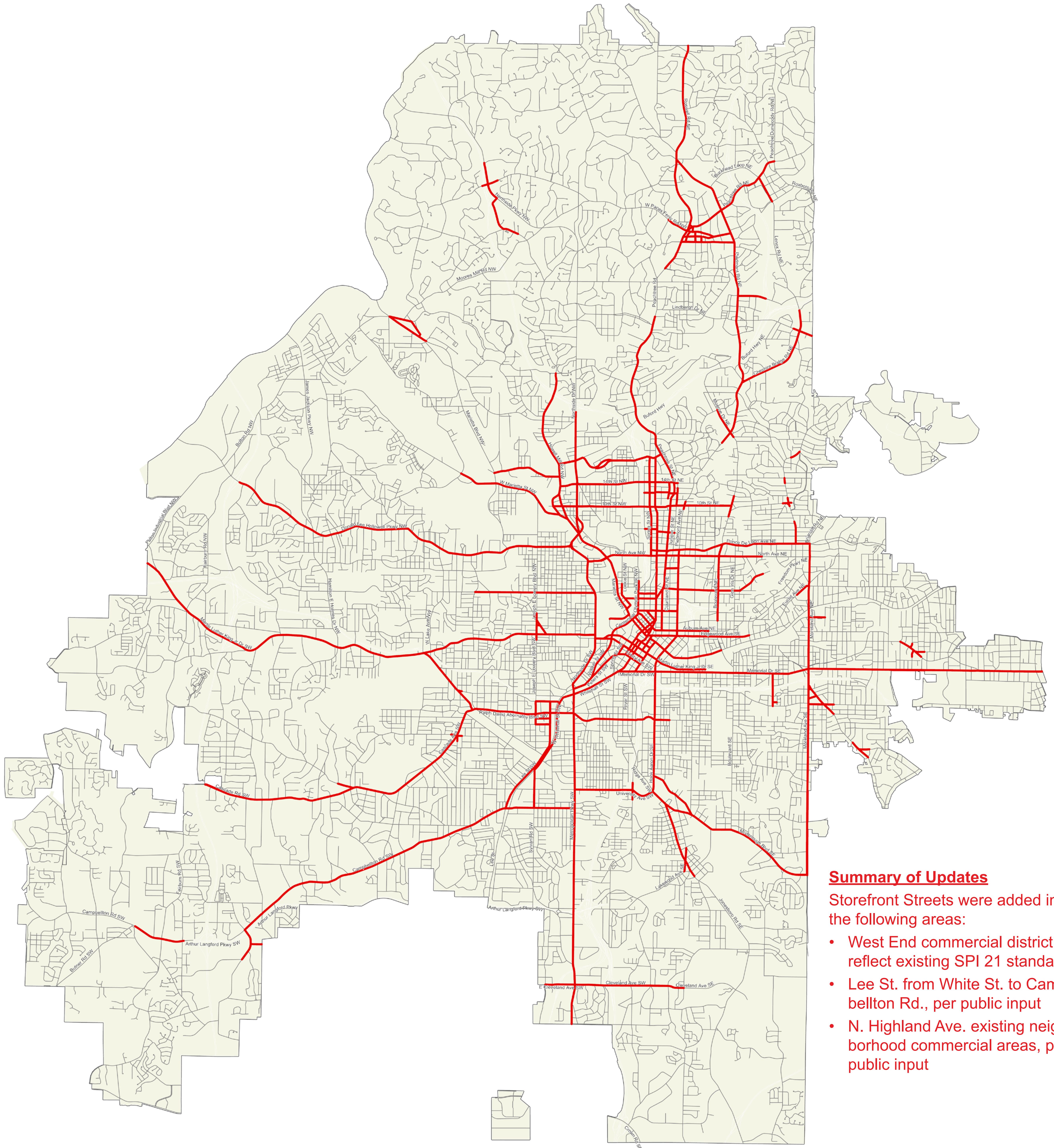
The commercial node has numerous vacant buildings, and parking minimums contribute to blight in an otherwise prospering area. Please visit the node in person and assess the role that parking minimums are playing in the area's development. I respectfully request that this be assessed holistically and have parking minimums be lowered or, ideally, eliminated. Thank you.

Reply by **SiteAdmin** on **08/15/2025** at **2:07pm** [Comment ID: 1463] - [Link](#)
Answer
Agree: 0, Disagree: 0
The existing NC-12 provision is somewhat poorly worded. Upon closer review and research, the previous comment still stands: for most buildings constructed before 1965, no parking is required. The exception—outlined both in your comment and in the initial response—is that establishments with an alcoholic beverage license may exempt only the first 1,200 square feet. This provision is intended to encourage genuine retail and service uses.
The proposed parking zoning map is primarily a mapping update and clean-up of existing regulations, with consideration given to proximity to existing transit, transportation corridors, and the MARTA bus system redesign. A few "islands" with differing regulations have also been removed to standardize requirements within each neighborhood.
That said, your suggestion to eliminate parking requirements entirely in this area would represent a significant policy change. Please submit it in writing to atlzoning2@atlantaga.gov. Given how recently NC-12 was adopted, I do not expect the upcoming draft to include such a substantial revision without significant input from residents, business owners, property owners, and elected officials.
For reference, Poncey-Highland currently has no required parking whatsoever because residents, businesses, and property owners came together in 2020 to successfully advocate for the removal of all parking requirements.

#004

Posted by **EzraKlein** on **07/22/2025** at **1:25pm** [Comment ID: 1328] - [Link](#)
Suggestion
Agree: 1, Disagree: 0
The use of black and gray is unfortunate; the colors are too similar. It's also head-scratching to make the colors of PZ2 and PZ3 similar, since in the code, it's PZ1 and PZ2 that are almost identical. Consider changing the color of PZ2

- Storefront Street



- West End commercial district to reflect existing SPI 21 standards
- Lee St. from White St. to Campbellton Rd., per public input
- N. Highland Ave. existing neighborhood commercial areas, per public input

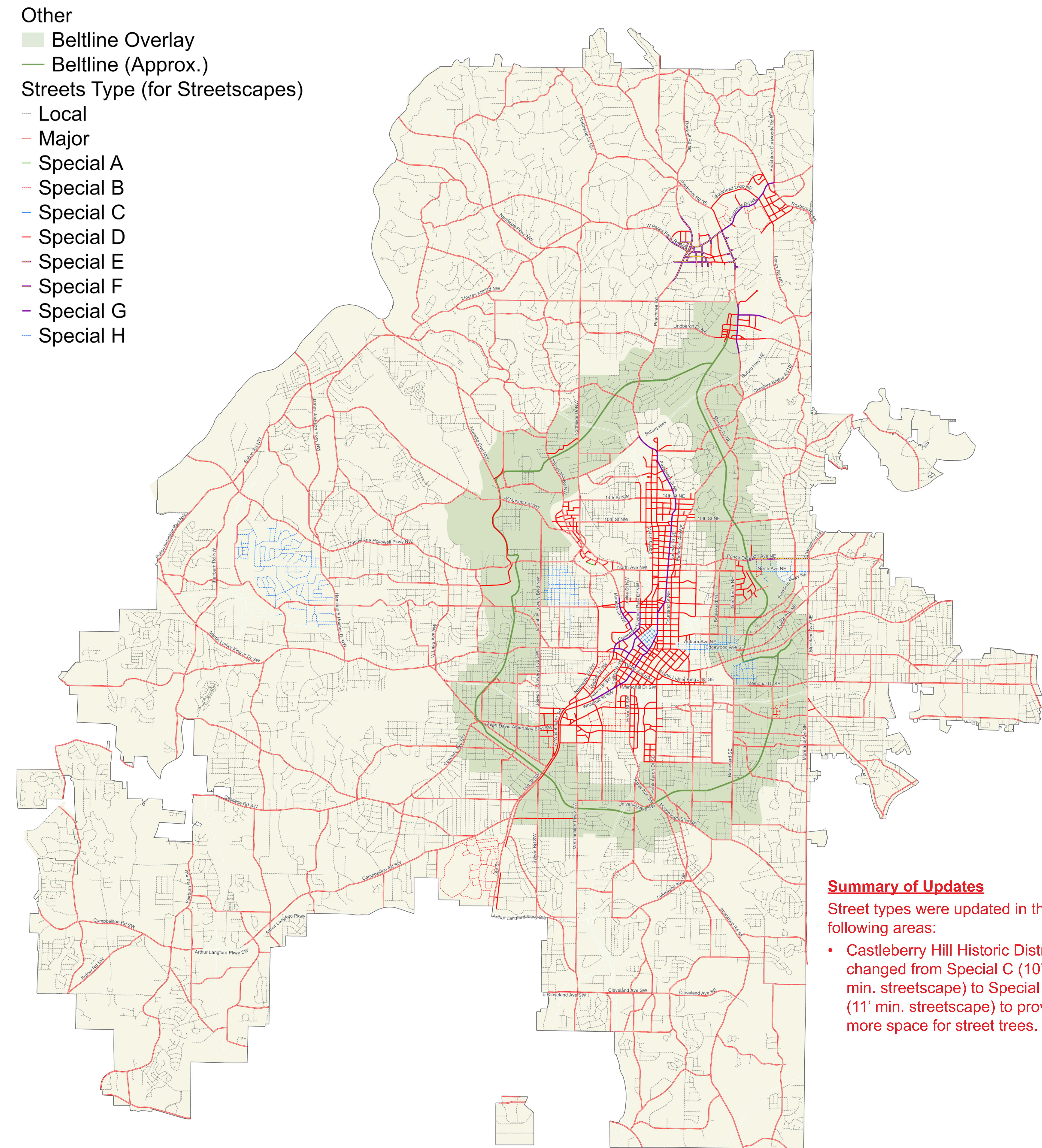


0 1 2 3 4 Miles

ATL Zoning 2.0 Street Type Map



DRAFT V1 - 6/2/25



Summary of Updates

Street types were updated in the following areas:

- Castleberry Hill Historic District: changed from Special C (10' min. streetscape) to Special B (11' min. streetscape) to provide more space for street trees.



0 1 2 3 4 Miles