

The Atlanta Zoning Ordinance Rewrite



FOCUSED WORKSHOP #1

WELCOME AND UPDATE

KEYETTA HOLMES, DIRECTOR, OFFICE OF ZONING AND DEVELOPMENT

August 22, 2022 Zoning Committee Update

DCP

AGENDA

CONSULTANT WELCOME

PROJECT UPDATE

CITYWIDE ALTERNATIVES

ALTERNATIVE EXERCISES

CONSULTANT TEAM

CORE TEAM

TSW
CODE STUDIO
CONTENTE CONSULTING
THE ZOECKLER FIRM, LLC
DILLARD SELLERS
UTILE
PLACEMAKERS

TECHNICAL EXPERTS

EIGHTVILLAGE
POND & CO.
SOUTHFACE
CANVAS PLANNING GROUP

FOCUSED WORKSHOPS

#1: DIAGNOSTIC/CITYWIDE

- Today; online through 9/16

#2: CITYWIDE (CONT'D)

- 9/29; online through 10/14

#3: GROWTH AREAS

- 11/29; online through 12/16

#4 CONSERVATION AREAS

- 1/31; online through 2/17



STAY IN TOUCH

WEBSITE: WWW.ATLZONING.COM

HOTLINE: 404-546-0116

E-MAIL: ATLZONING2@ATLANTAGA.GOV

E-MAIL US TO LEARN ABOUT HOSTING AN IDEA LAB VIEWING PARTY

IDEA LABS ARE STREAMED ON YOUTUBE 

- Search "Atlanta Department of City Planning" for access

BACKGROUND

ZONING OVERVIEW

ZONING DETERMINES WHAT CAN
BE BUILT IN ATLANTA

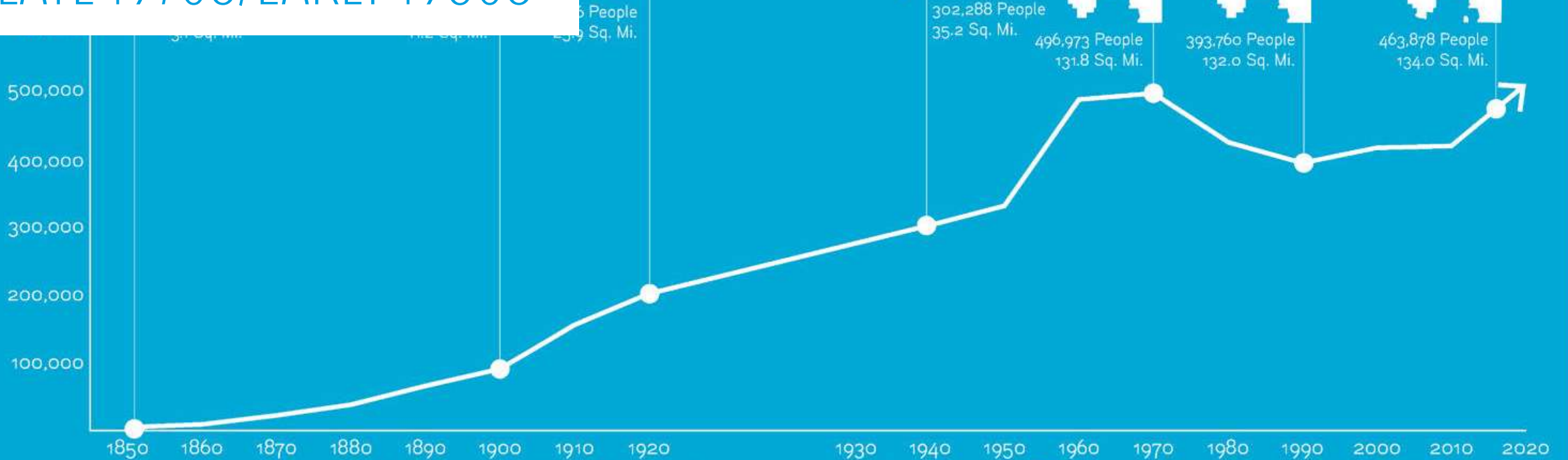
ZONING IS A TOOL TO SUPPORT
CITY POLICIES AND PLANS

**ATLANTA'S ZONING WAS LAST
FULLY UPDATED IN 1982**

- Many incremental updates have occurred since



LATE 1970S/EARLY 1980S



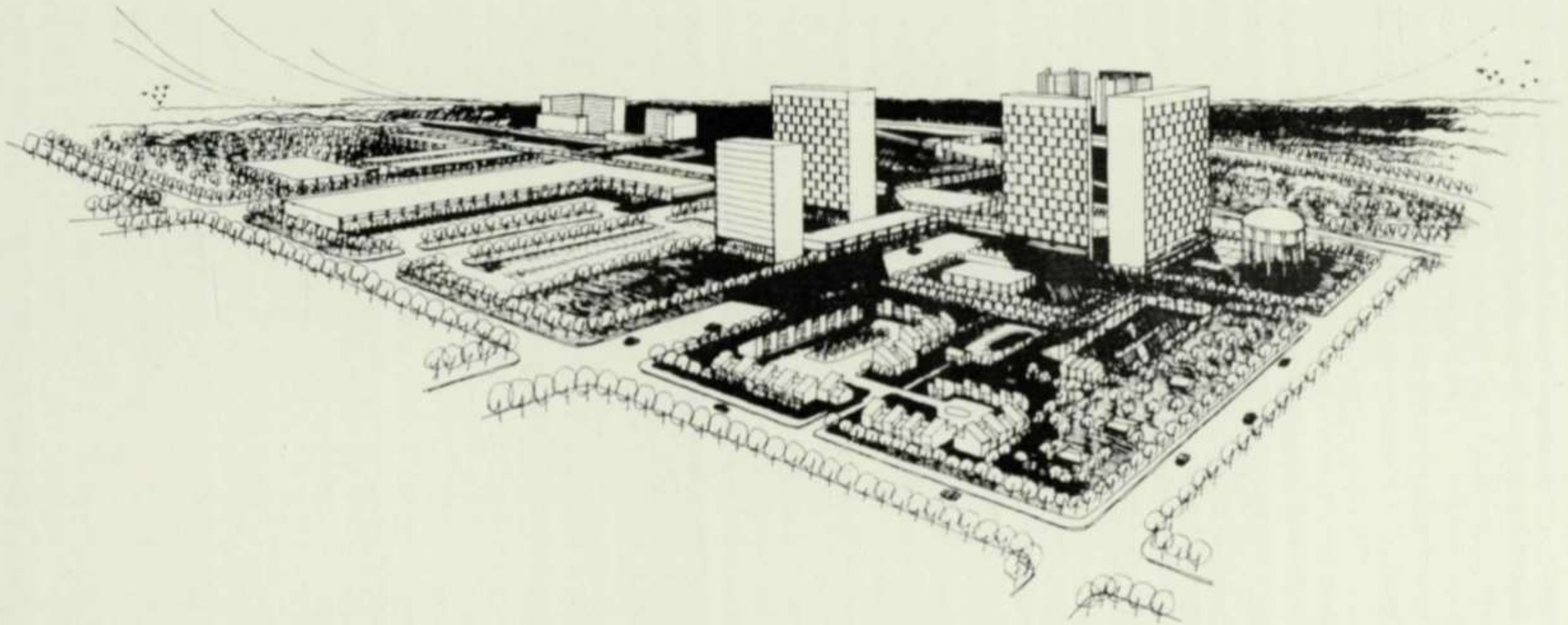
1847 Atlanta Incorporated	1860-65 American Civil War	1885 Georgia Tech Established	1906 Atlanta Race Riot, African-American Businesses Move to Sweet Auburn	1915 Emory University Relocates	1936 Techwood Homes Built	1954-68 Civil Rights Movement	1960 I-75, I-85 Constructed	1979 MARTA Rapid Rail Construction Begins	2005 Atlanta BeltLine Plan Adopted
1850 Oakland Cemetery Established	1864 Burning of Atlanta	1886 Coca-Cola Established	1889 First Electric Streetcars	1926 Candler Field Airport Established	1937 William Hartsfield Elected Mayor	1949 Streetcar Converted to Trolley Bus	1974 Maynard Jackson Elected Mayor	1996 Summer Olympics Hosted	1998 Hartsfield Atlanta International Airport Becomes World's Busiest Airport

LATE 1970S/EARLY 1980S

Atlanta's Horizon



LATE 1970S/EARLY 1980S



ZONING OVERVIEW

THE ZONING ORDINANCE

- General standards, zoning districts, procedures
- Many updates are likely

OTHER CITY CODES

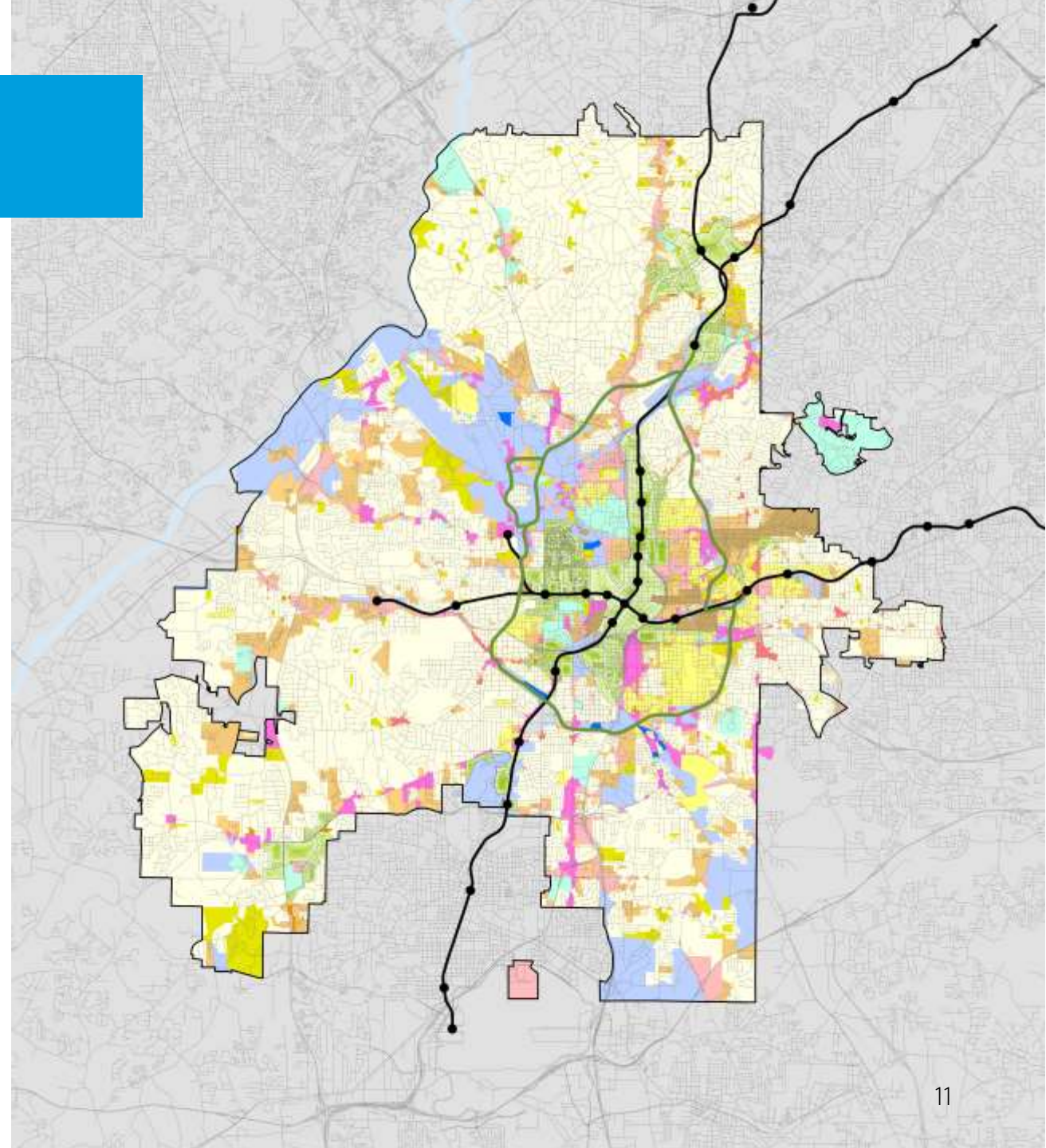
- Strategic coordination
- Tree Protection
- Stormwater
- Stream protection



ZONING OVERVIEW

THE OFFICIAL ZONING MAP

- Where zoning districts are in the city
- Updates will likely be a 1 to 1 translation (e.g. renamed zoning district, consolidated district)
- City plans, especially the CDP, can guide future changes



HOW DO WE BUILD THE BELOVED COMMUNITY?



Atlanta City Design is a visionary document, our framework for guiding the city's long-term growth and development.

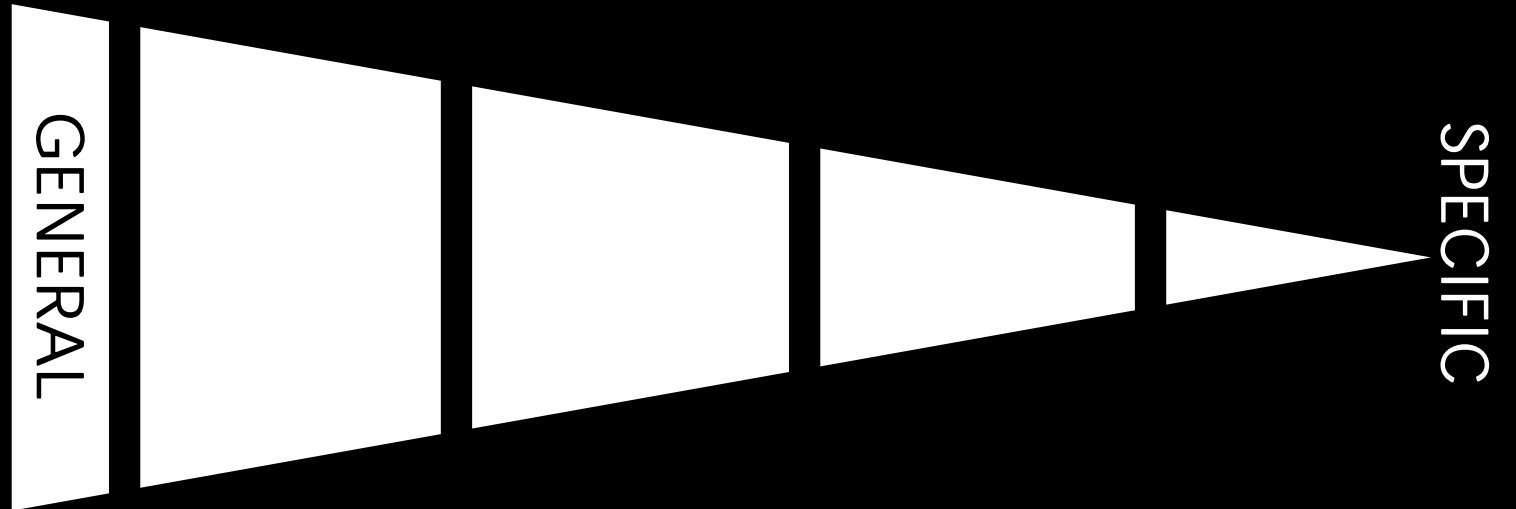
The City presents plans and initiatives for Atlanta's growth that focus on implementing the values of *Atlanta City Design*, based on research, technical expertise and public feedback. Plans, like Plan A, help outline future elements and focus areas, and draw from studies such as ACD Nature, ACD Housing, and community plans.

Implementation such as ACD Housing Legislation and the zoning rewrite, and programs like public space projects help create a more equitable Atlanta.

IT TAKES TIME



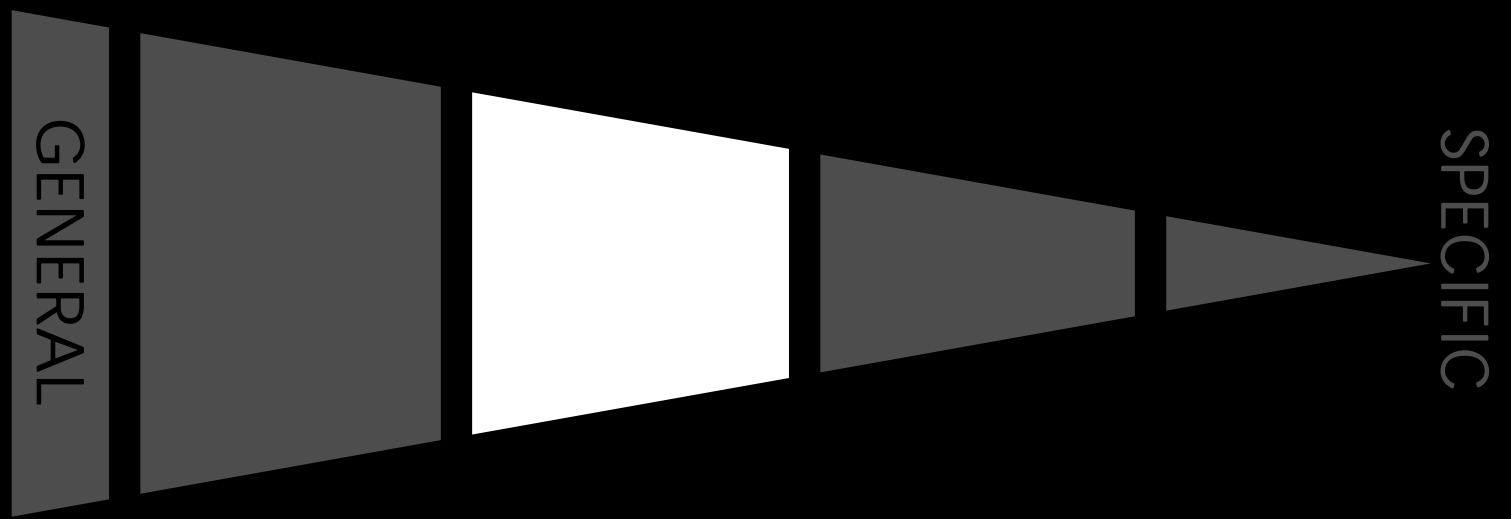
THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



IT TAKES TIME



THE PROCESS WILL FIRST EXPLORE **GENERAL** CONCEPTS BEFORE WRITING OR APPLYING THE **SPECIFIC** NEW ZONING



PROGRESS UPDATE

PROGRESS SINCE THE IDEA LABS

TECHNICAL APPROACH AND ZONING
DIAGNOSTIC UPDATE

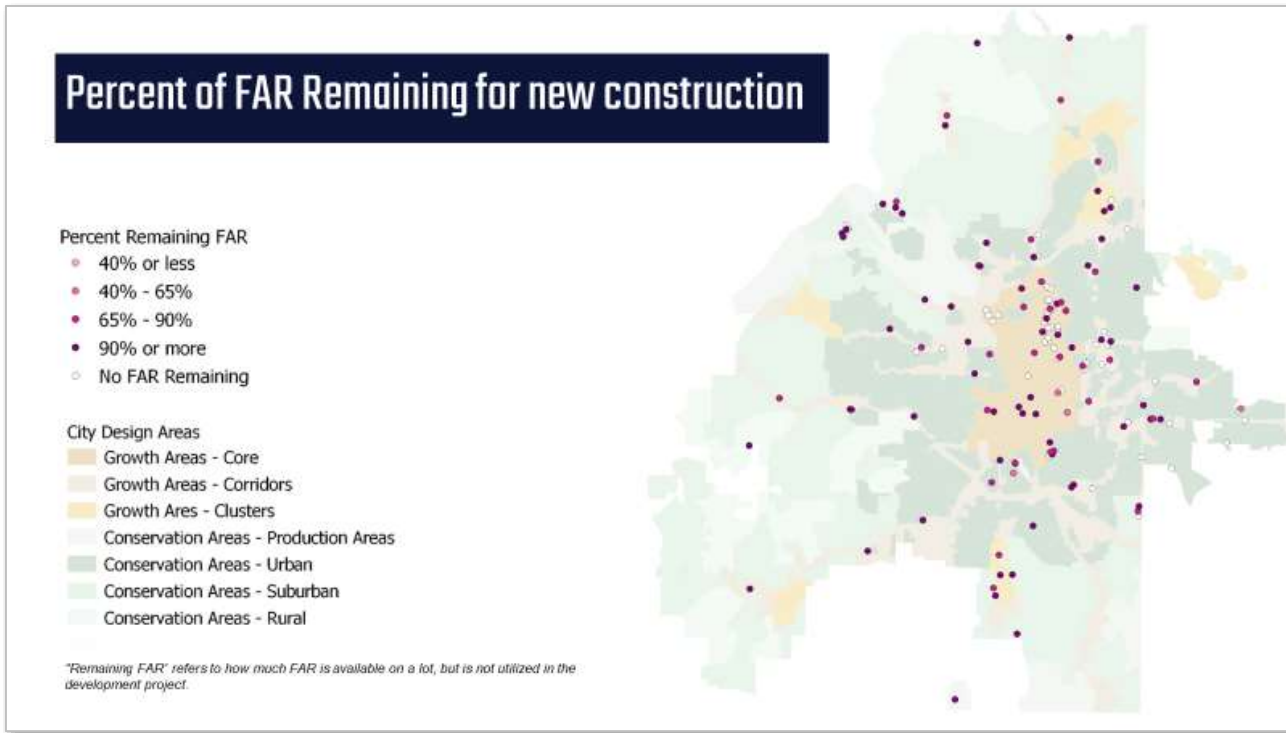
TECHNICAL ANALYSIS

ALTERNATIVE DEVELOPMENT



TECHNICAL ANALYSIS

FLOOR AREA RATIO, USES, SPECIAL ADMINISTRATIVE PERMITS



All Permitted Uses
 SAP - Allowed by Special Use Permit
 SAP - Allowed by Special Administrative Permit
 SE - Allowed by Special Exception
 X - Specifically prohibited

	SA-1	SA-2	SA-3a	SA-3b	SA-4	SA-5	SA-6	SA-7	SA-8	SA-9	SA-10	SA-11	SA-12
General Use Permitted (Residential)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Commercial)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Industrial)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Office)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Retail)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Public Use)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Community Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Civic Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Cultural Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Arts Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Library)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Museum)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Theater)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Concert Hall)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Sports Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Convention Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Hotel)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Resort)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Casino)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Golf Course)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Park)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Recreation Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Community Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Senior Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Daycare Center)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Nursing Home)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Hospital)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Clinic)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Pharmacy)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Restaurant)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Bar)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
General Use Permitted (Hotel)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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02. ALTERNATIVES

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06. UPDATED LEGAL REVIEW



**Technical Approach
and Zoning Diagnostic
Updates**



Department of
CITY PLANNING

ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES **NOT FULLY**
SUPPORT THE ACD'S CORE VALUES

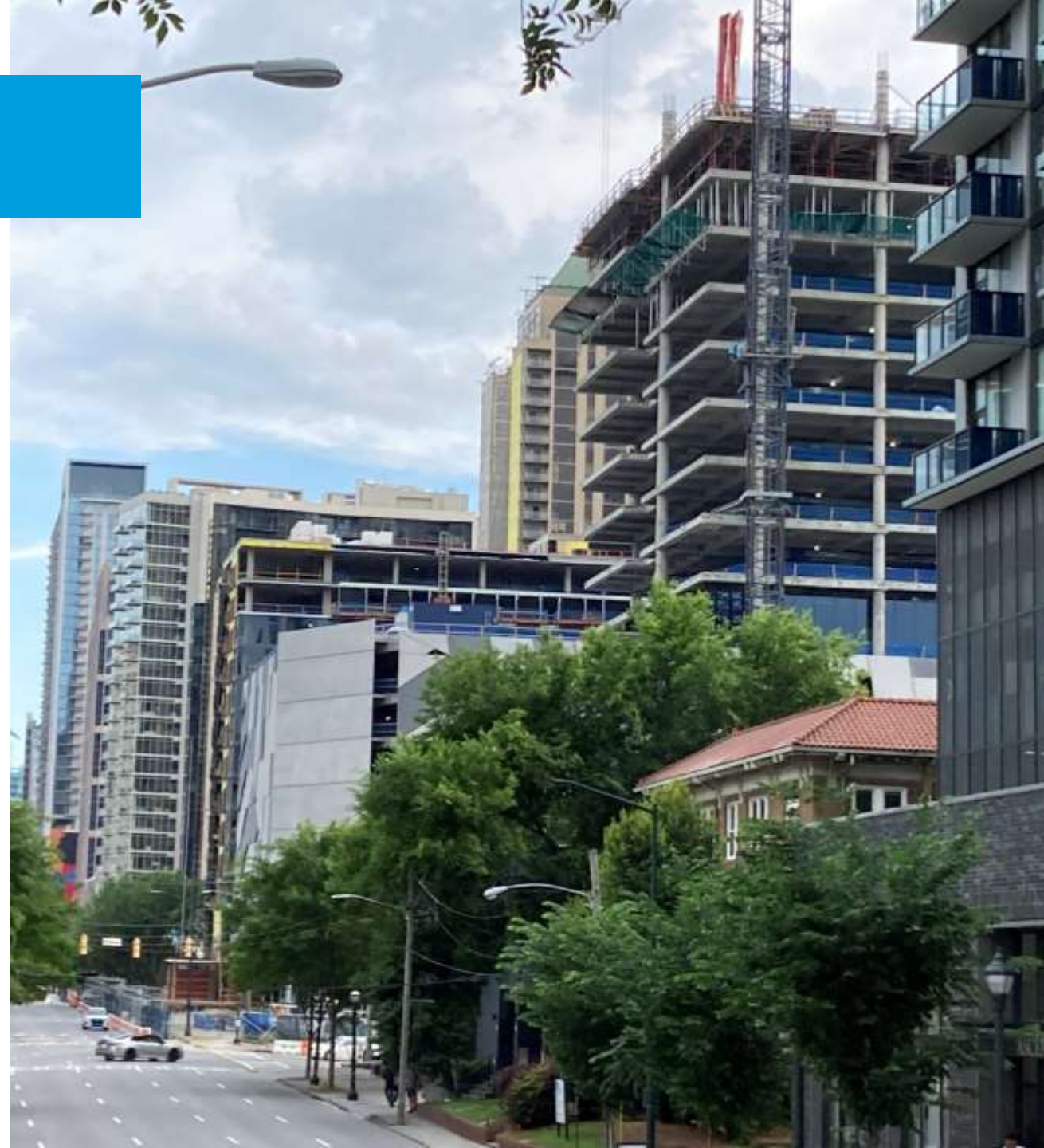
- Equity
- Progress
- Ambition
- Access
- Nature



ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES NOT
REFLECT THE **PHYSICAL**
FRAMEWORK OF THE ACD

- Growth and Conservation structure
- Good urban design
- Connectivity
- Meaningful open space
- Walkability
- Existing neighborhood patterns



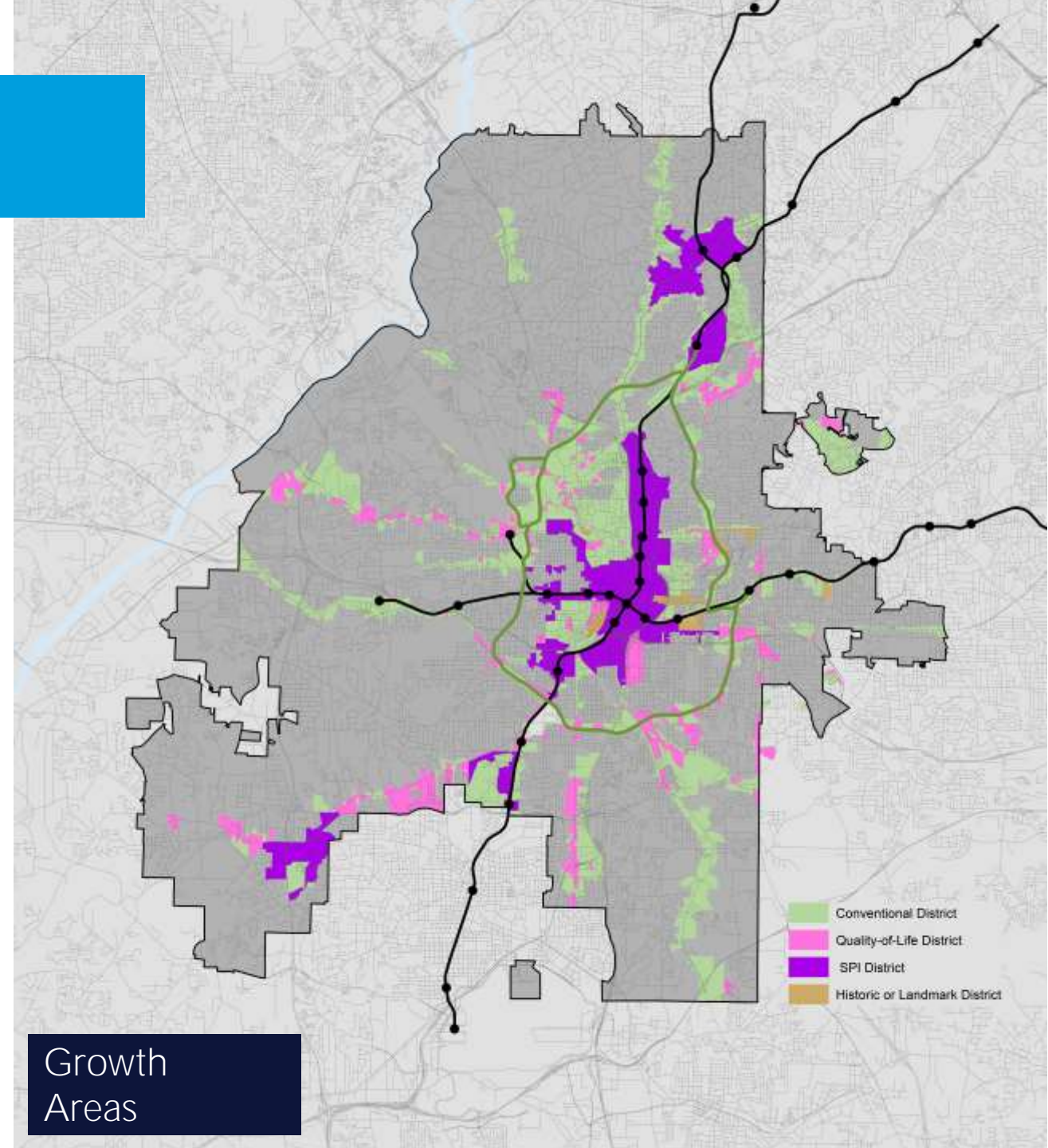
ACD GROWTH AREAS

MIX OF DISTRICT TYPES TODAY

- SPIs in cores, and
- Newer quality-of-life zonings where proactive rezoning occurred

PROACTIVE REZONINGS

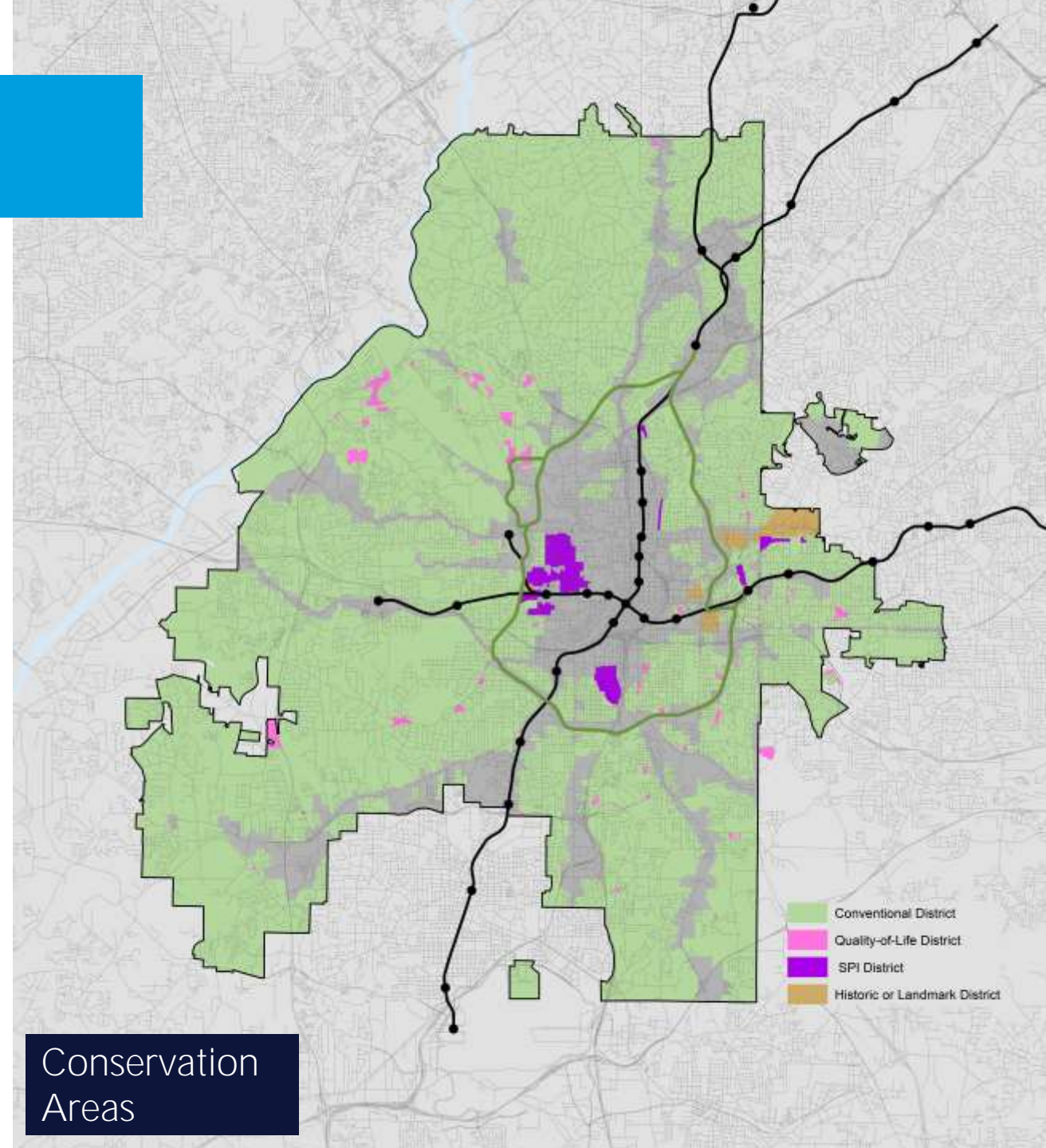
- Campbellton Rd
- Metropolitan Pkwy
- Donald Lee Hollowell Pkwy
- Moreland Ave
- BeltLine
- Other area plans (e.g. NC, etc.)



ACD CONSERVATION AREAS

PRIMARILY OLDER, CONVENTIONAL ZONING DISTRICTS, EXCEPT

- Historic districts
- Neighborhood SPIs
- NC districts
- Project rezonings
- Other area plans



ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES NOT REFLECT THE POLICY FRAMEWORK OF THE ACD, OTHER CITY POLICIES, OR BEST PRACTICES

- Amount and types of open space
- Transitions between higher and lower intensity
- Connectivity standards



ATLANTA CITY DESIGN ANALYSIS

EXISTING ZONING DOES NOT REFLECT THE POLICY FRAMEWORK OF THE ACD, OTHER CITY POLICIES, OR BEST PRACTICES

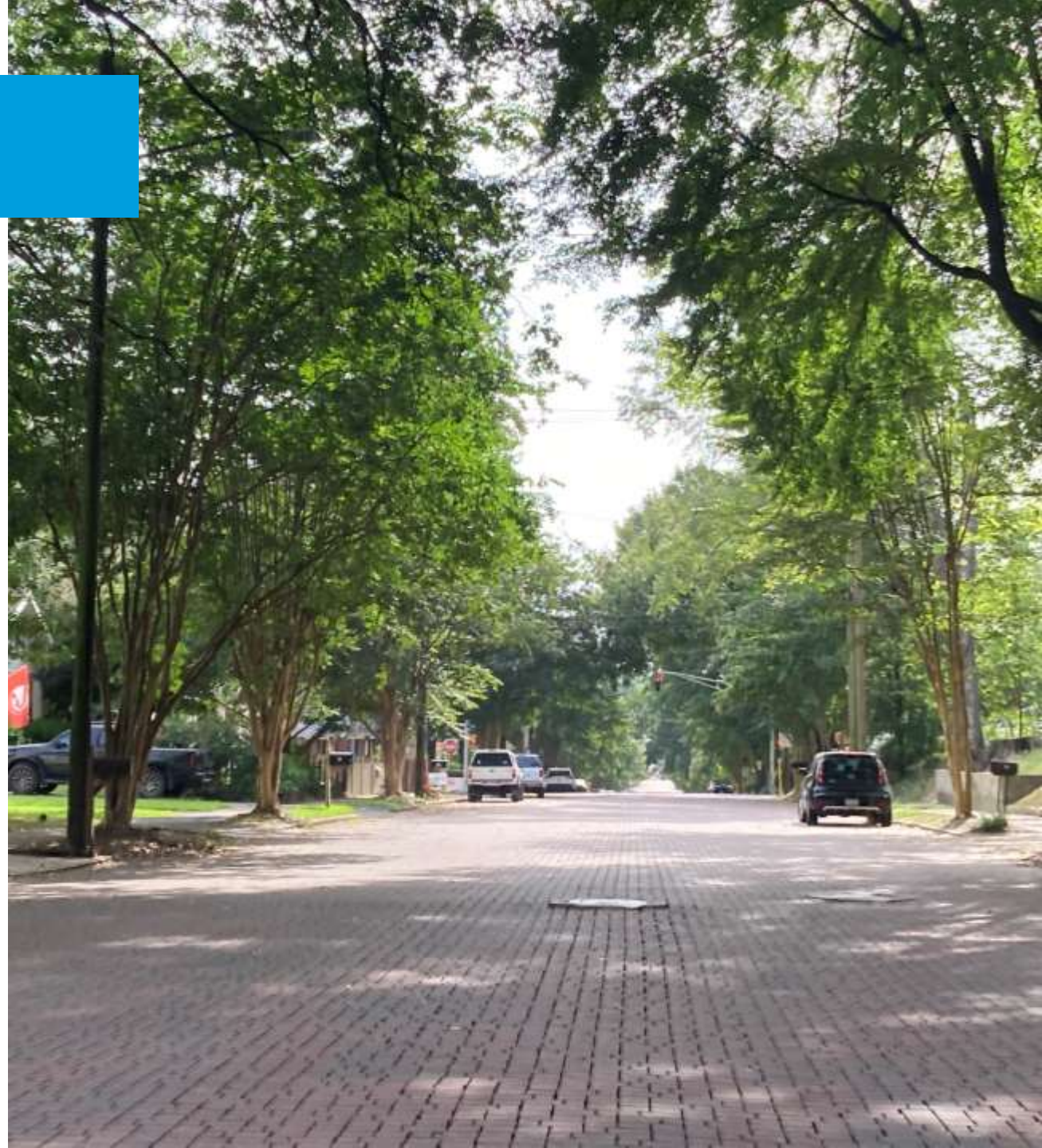
- Parking
- Use definitions
- Use standards, including tools to regulated bars and restaurants
- Modern uses
- Etc.



ATLANTA CITY DESIGN ANALYSIS

THE EXISTING ZONING IS DIFFICULT TO USE AND ADMINISTER

- Unclear, outdated terms
- 200+ districts
- Internal conflicts (within zoning)
- Conflicts with other codes (e.g., Tree Ordinance, Stormwater)
- Slow and/or redundant processes
- Unnecessarily complex, at times



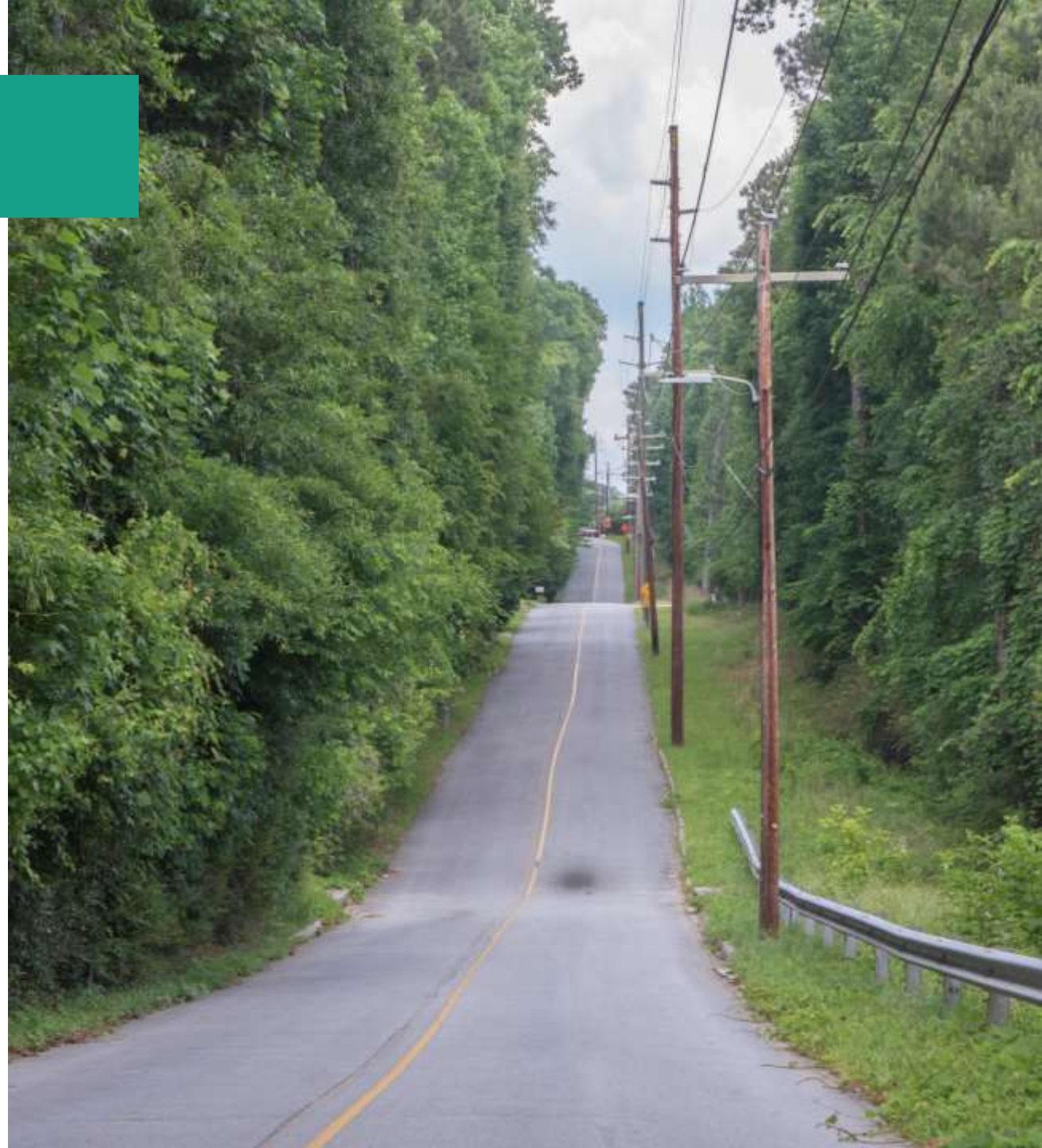
ALTERNATIVES (CODE STRUCTURE)

STATUS QUO

CONSOLIDATED CODE

LEAN CODE

ZONE STRINGS



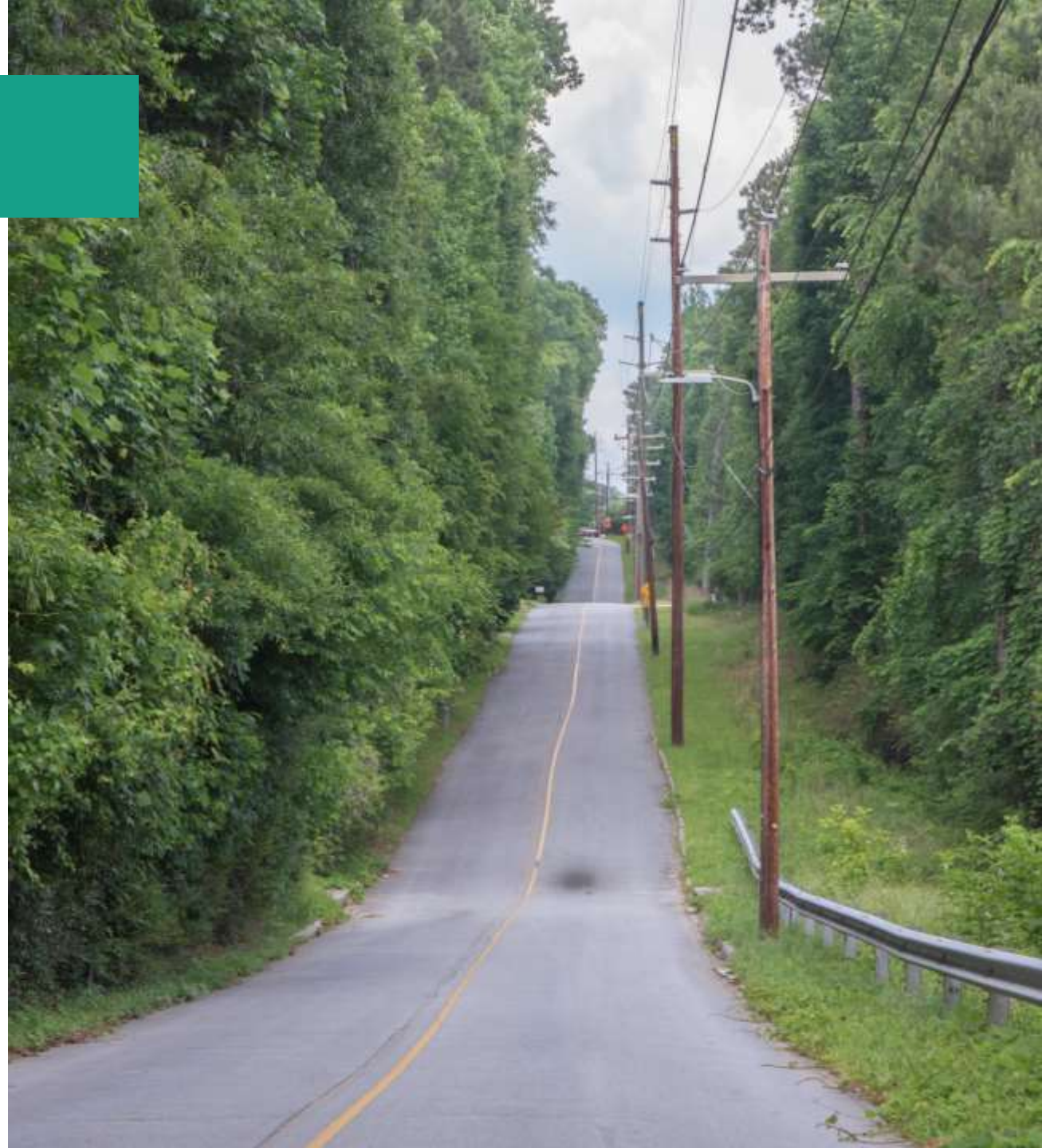
ALTERNATIVES (CODE STRUCTURE)

STATUS QUO

CONSOLIDATED CODE

LEAN CODE

ZONE STRINGS



ENGAGEMENT

ONGOING ENGAGEMENT STRATEGY

- Action plan per project phase

WEBSITE UPDATES

- FAQs
- Project Newsletter
- Meeting materials

FOCUSED WORKSHOPS

- atlzoning.com/meet-and-contribute

IN THE ZONE

UPDATES ON ATLANTA'S NEW ZONING ORDINANCE

ATL Zoning 2.0 is a comprehensive, multi-year process to rewrite an existing, 40 year old Zoning Ordinance that no longer meets Atlanta's present and future needs.

Update No. 1
Summer 2022
www.atlzoning.com

2.0
ATLANTA
DCP

←... LOOKING BACK ...→

Careful analysis of existing ordinances and development patterns provides a solid foundation for new ideas to emerge.

Charting a course forward requires a thorough understanding of the challenges being faced. That's why we've invested so much time examining all aspects of the development process, from the ordinances that govern it to the projects that result.



We've catalogued every use that appears in the current code to begin the work of modernizing them.

We've reviewed several years of permit data to determine the amount of floor area that's been built vs. the amount that's allowed by existing regulations. And we've updated the Zoning Ordinance Diagnostic with our analysis work and public input from the Idea Labs. These findings, which form the basis for our work ahead, can be reviewed at atlzoning.com.

...→ LOOKING FORWARD ...→

Join us later this summer as we dig into potential new approaches and solutions.

This August we'll begin taking what we've learned so far — through the Diagnostic Report, the Existing Pattern Analysis, and the Idea Labs — and use it to explore new zoning approaches and alternatives across a wide range of topics. These approaches will then be real-world tested using actual development sites.

We'll need your help. See below for how to plug in, then register to attend at atlzoning.com.

MARK YOUR CALENDARS NOW

Focused Workshop #1 - Aug. 30, 2022 • 6:30 p.m.
Project updates and a review of alternatives citywide standards identified in the Zoning Ordinance Diagnostic. Topics will include open space requirements, parking, design, and more.

Focused Workshop #2 - Sept. 29, 2022 • 6:30 p.m.
A continuation of the review of alternatives citywide standards identified that started at Workshop #1.

Focused Workshop #3 - Nov. 29, 2022 • 6:30 p.m.
Specific alternatives for Growth Areas to refine the citywide alternatives and how they might apply to such areas. Growth Area-specific standards not previously reviewed will also be discussed.

Focused Workshop #4 - Jan. 31, 2023 • 6:30 p.m.
Specific alternatives for Conservation Areas to refine the citywide alternatives and how they might apply to such areas. Conservation Area-specific standards not previously reviewed will also be discussed.

DON'T MISS A STEP.

EVERYTHING HAPPENING WITH ATLANTA'S NEW ZONING CODE IS POSTED ON THE PROJECT WEBSITE: ATLZONING.COM



ZONING ORDINANCE DIAGNOSTIC	PHASE 1 BACK FLOOR	PHASE 2 BACK FLOOR	ACTU. READING ZONING ORDINANCE UPDATED	ZONING ORDINANCE REWRITE ATL ZONING 2.0			
2016	2018	2019	2021	PHASE 1 RESEARCH AND ANALYSIS	PHASE 2 DEVELOP & EVALUATE ALTERNATIVE APPROACHES	PHASE 3 DRAFT NEW ORDINANCE	PHASE 4 ADOPTION & IMPLEMENTATION
				FALL 2020 - SUMMER 2021	SUMMER 2021 - WINTER 2022	WINTER 2022 - SUMMER 2024	SUMMER 2024 - FALL 2024

TESTING METHODS

VISUALIZING HOW ALTERNATIVES WOULD AFFECT REAL SITES

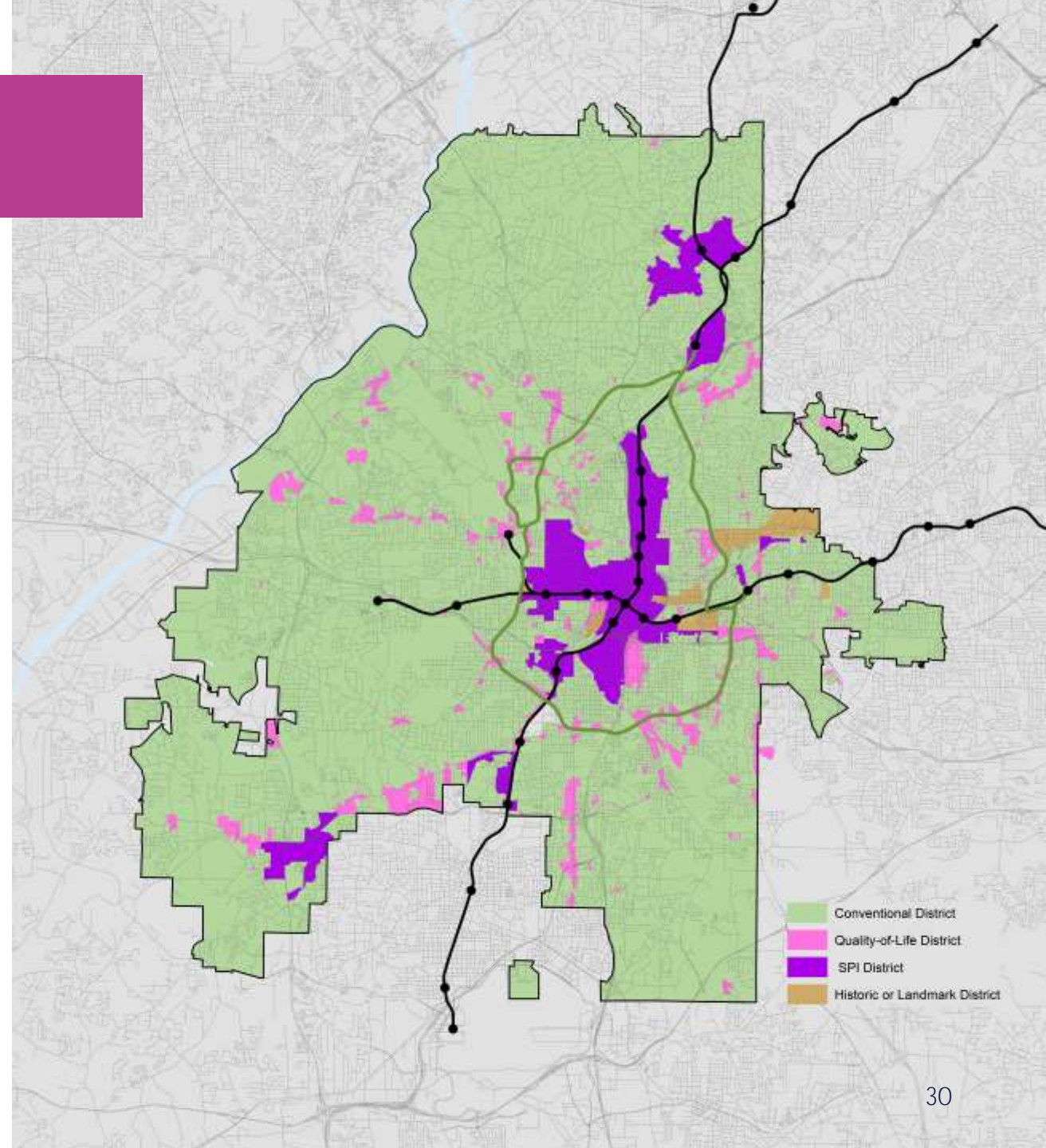
- Growth Areas (Workshop #3)
- Conservation Areas (Workshop #4)



TESTING METHODS

NOMINATE DIVERSE SITES

- Current zoning
- Size
- Shape
- Topography and natural features
- Existing buildings on the site
- Transportation access
- Transitions between higher and lower intensities
- Geography
- Applicability of the provision being tested



UPDATED LEGAL REVIEW

TOPIC-FOCUSED

- Conditional zoning actions
- Vested rights
- Nonconformities



RECOMMENDED APPROACH

BUILDS ON 2017 DIAGNOSTIC

- Updated recommendations
- New recommendations
- Deleted recommendations are highlighted

OVER 130 UNIQUE TOPICS

- Grouped by theme

1.13. Differentiated Design (updated).

Explore creating different degrees of design standards. This could include minimal regulations that apply citywide and enhanced ones that apply in some places, especially pedestrian-oriented, dense, urban, compact, and/or historic areas.

1.14. Graphics.

Design standards should include graphics that are embedded within the regulations to better communicate their intent

1.15. Building Types (deleted).

Building types are no longer recommended due to their complexity to use and administer. See 1.A. above for the recommended approach.

1.16. Style Neutral (updated).

Avoid regulating architectural styles in the standards. Instead, focus on desired form standards that apply to all styles. Areas that need specific style regulation should continue to pursue designation under the City's Historic Preservation Ordinance.

1.17. Supplemental Zones.

Consider replacing this term with "front yard" and standardize where it is measured from, to ensure consistency throughout the code.

Natural Systems

1.19. Natural Systems (updated).

Leverage the Atlanta City Design to envision ways to better preserve Atlanta's natural systems and reflect this emerging strategy in the new Zoning Ordinance to the greatest extent possible. Explore wildlife corridor standards/overlays, waterway standards/overlays, and urban forest standards

overlay, especially in Rural and Suburban Neighborhood Conservation Areas.

1.H. Renewable Energy and Stormwater Best Practices (new).

Ensure that zoning standards support the voluntary installation of renewable energy devices, stormwater management, and related sustainability best practices, with consideration given to context.

1.I. Solar Access Regulations (new).

Explore creating solar access requirements in districts where City policy, development patterns, and legal considerations are conducive to active and passive solar energy.

Open Space

1.20. LUI Table Open Space (updated).

Eliminate the LUI Table. Instead, provide specific open space requirements for most lots, except R1 through R5 (or equivalent) and industrial ones. Explore tying open space to lot size or the "either/or" approach currently used in several SPI districts. Explore using bonuses to encourage certain types of open space. See 1.10 above.

1.21. Consolidated Approach (updated).

Combine public space and usable open space standards into a single new requirement that applies to most sites, regardless of use. Consider lowering the amount of open space required on a site below what is required by the LUI Table or Public Space Requirements but improve the quality of the open space that is required by ensuring that it is usable in terms of size, amenities, access, grade, and relationship to adjacent buildings.

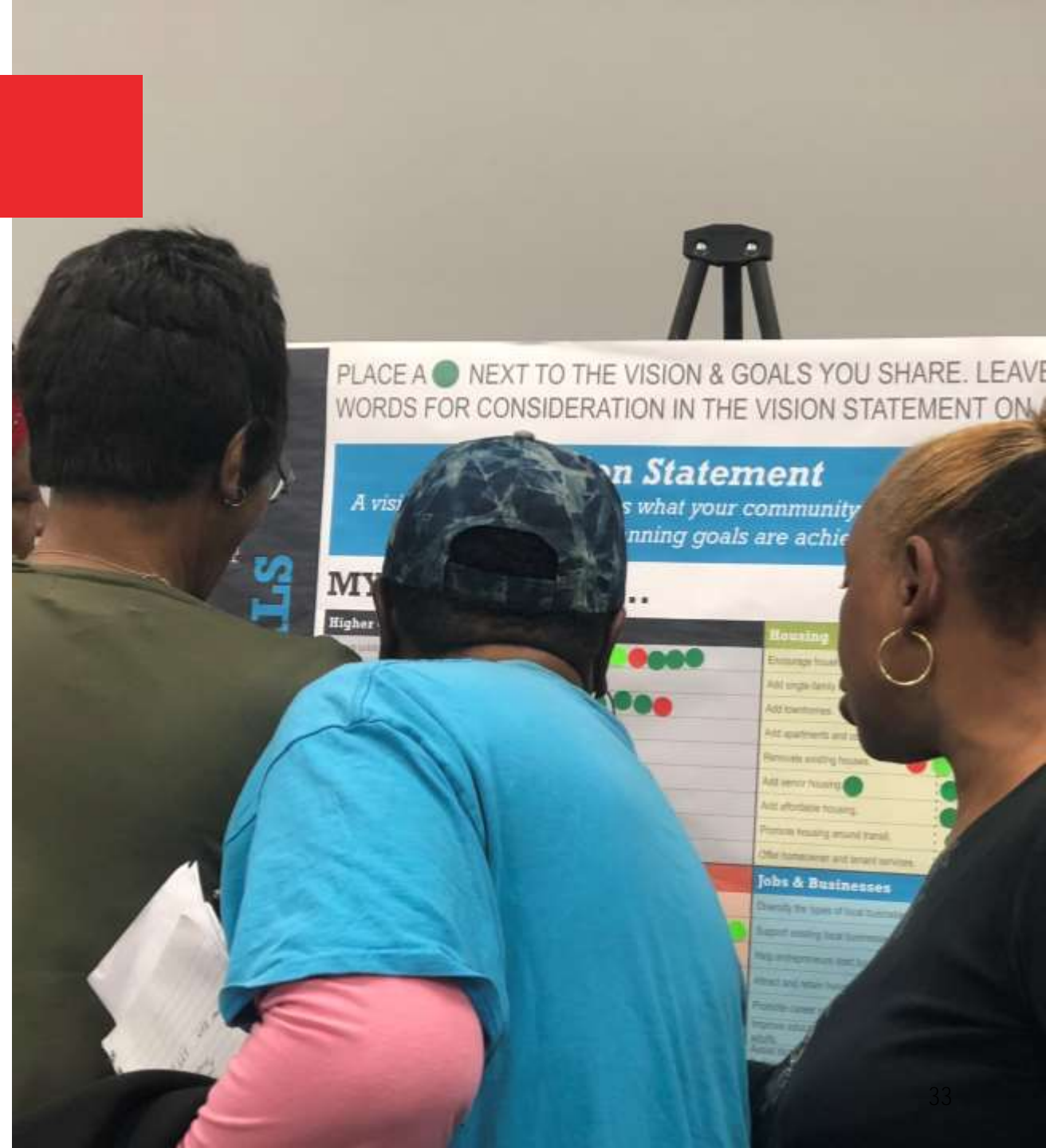
RECOMMENDED APPROACH

TECHNICAL UPDATES

- Format, clarify, consistency, legal

POLICY UPDATES

- The code requirement
- Focus of public engagement
- Start with general and become more specific with time



RECOMMENDED APPROACH

REMINDER

- Current needs
- Future needs
- City plans, especially the CDP
- Trade-offs
- Intentional conflicting alternatives
- **We're still early in the process**

ZONING OVERVIEW

ZONING DETERMINES WHAT CAN BE BUILT IN ATLANTA

ZONING IS A TOOL TO SUPPORT CITY POLICIES AND PLANS

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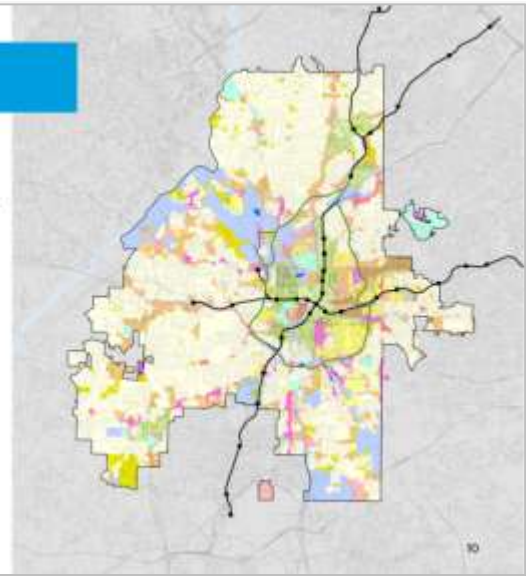
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UPDATE

QUESTIONS AND ANSWERS

10 MINUTES