



The Atlanta Zoning
Ordinance Rewrite

ZONING COMMITTEE UPDATE

April 22, 2024



Department of
CITY PLANNING

AGENDA

PROGRESS UPDATE

ATL ZONING 2.0 – BIG IDEAS

ATL ZONING 2.0 – PREVIEW

NEXT STEPS

PROGRESS UPDATE

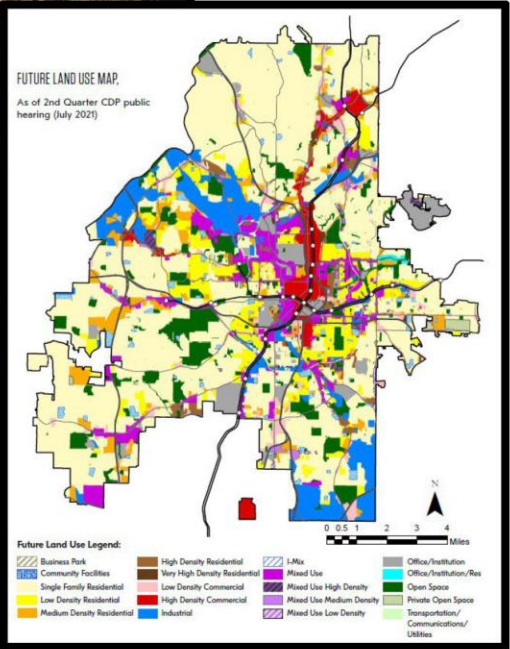
COMPREHENSIVE PLAN / ATL ZONING 2.0



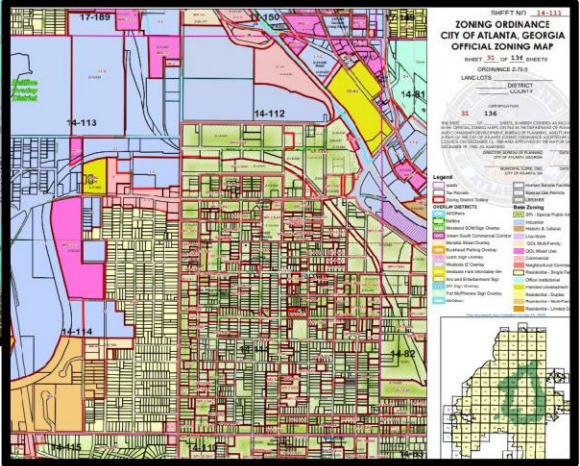
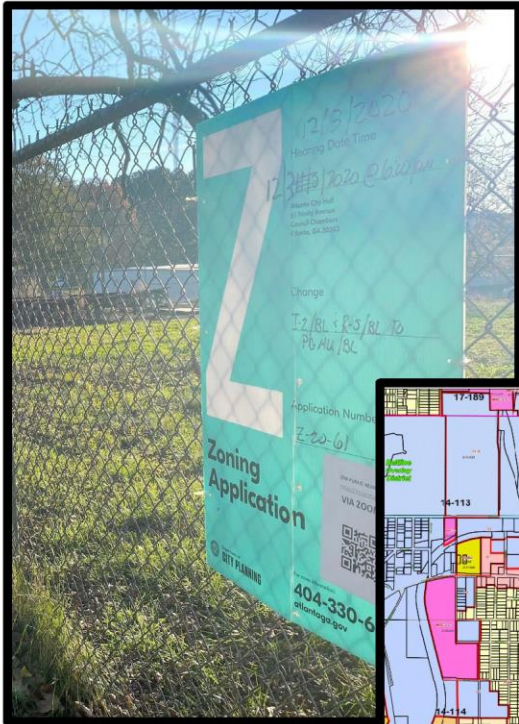
**CITY OF ATLANTA
2021 COMPREHENSIVE
DEVELOPMENT PLAN**

Released November 2021

PLAN A



The Plan



The Law

COMPREHENSIVE PLAN / ATL ZONING 2.0

BENEFITS OF COORDINATION

- A unified framework to guide growth
- Information sharing
- Public comment sharing



PROCESS

Zoning Ordinance Rewrite: ATL Zoning 2.0

Phase 1

Research and Analysis

Phase 2

Develop and Evaluate Alternatives

Phase 3

Draft New Ordinance

Phase 4

Adoption and Implementation

Ongoing

Zoning Map Changes



2021 Plan A Update

Phase 1

Research, Analysis, and Kickoff

Phase 2

Core Elements (Land Use and Neighborhood Planning)

Phase 3

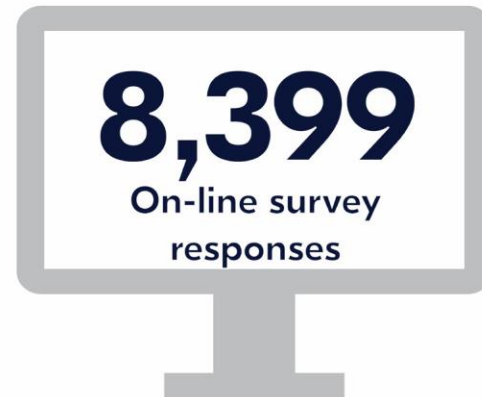
Other Elements and Adoption of all Plan A Elements

Comprehensive Development Plan Update

PARTICIPATION – BY THE NUMBERS

FOCUSED WORKSHOPS

- On-line surveys
- Worksheets
- Comment cards, sticky notes
- Zoom chats
- Emails
- Mailed letters



PARTICIPATION - FINDINGS

SUPPORT FOR INCORPORATING MOST IDEAS FROM THE DIAGNOSTIC INTO THE “DISCUSSION DRAFT”

- Many need more details before they make up their mind

MANY SUGGESTIONS MORE SUITABLE FOR THE COMPREHENSIVE PLAN

4/17/2024



Technical Approach and Zoning Diagnostic Updates



Department of
CITY PLANNING

MARCH 7, 2023

ATL ZONING 2.0 – BIG IDEAS

A USER-FRIENDLY CODE

WRITTEN FOR ADMINISTRATORS AND THE **GENERAL PUBLIC**, NOT LAWYERS

- Plain language
- User-focused organization
- Tables
- Graphics



AN “ATLANTA” CODE

REFLECTS THE **UNIQUE CHARACTER** OF ATLANTA AND ITS DIVERSE NEIGHBORHOODS

- Existing patterns to preserve
- Aspirational patterns to encourage



IMPROVED OUTCOMES

UPDATED CITYWIDE STANDARDS

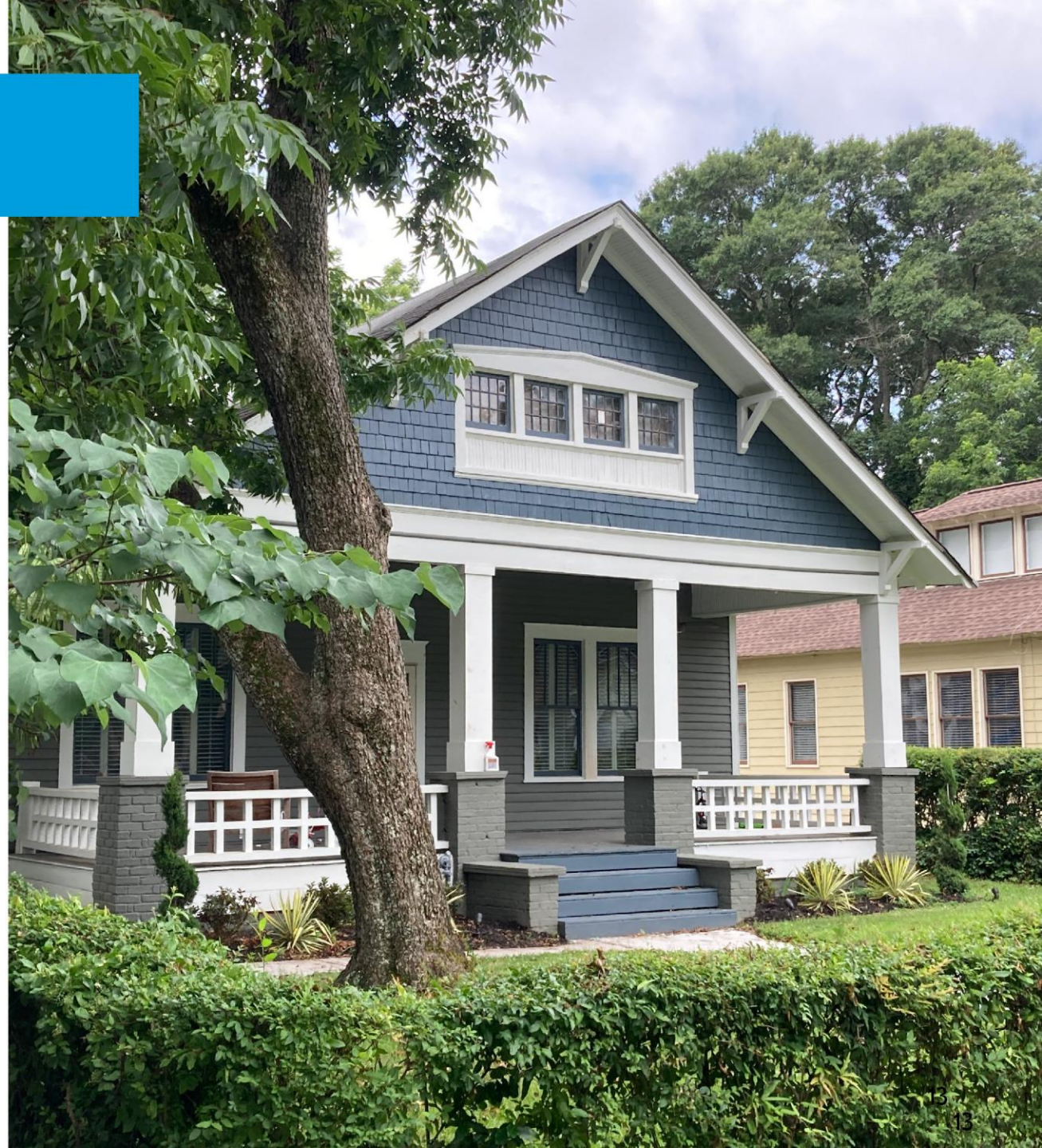
- Use standards (e.g., data centers, fuel stations, drive-thoughts, self-storage, etc.)
- Streetscape standards
- Urban design standards
- Some district consolidation (e.g., C-1 + MRC-1; RG-3 + MR-3; some SPI subareas)



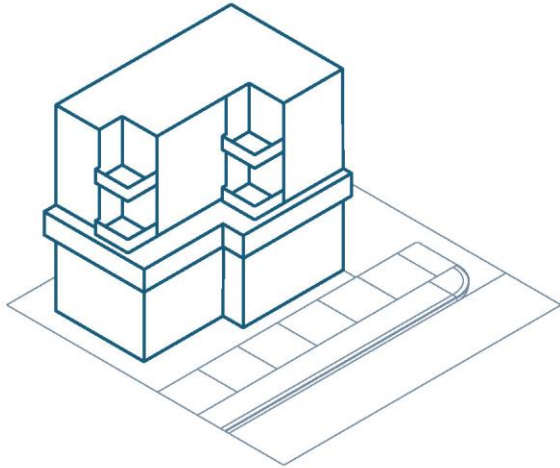
MODIFIED “ZONE STRINGS”

A MORE FLEXIBLE WAY TO ORGANIZE EXISTING AND NEW STANDARDS TO

- Avoid “one-size-fits-all” zoning
- Reflect unique patterns
- Eliminate the need for “custom” zoning districts
- Allow some consolidation



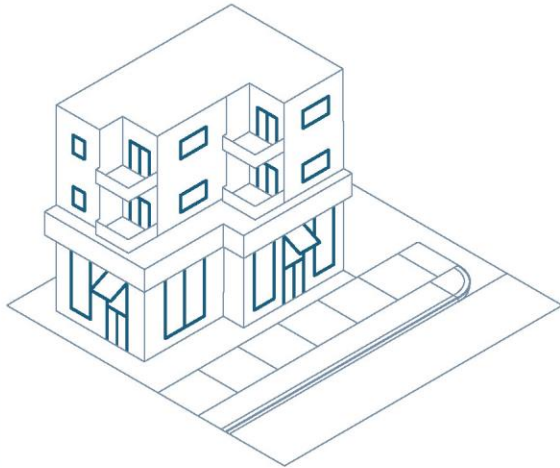
ZONING REGULATIONS



FORM

Regulates building scale and setbacks

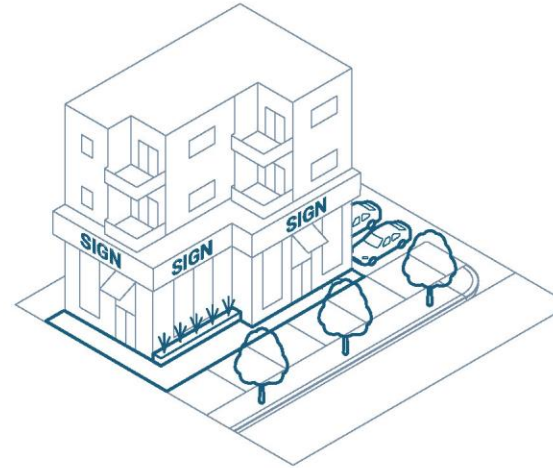
- + Lot width and setbacks
- + Lot coverage and open space
- + Building height and width
- + Upper story bulk controls
- + Floor area



FRONTAGE

Regulates how a building relates to the 'public realm'

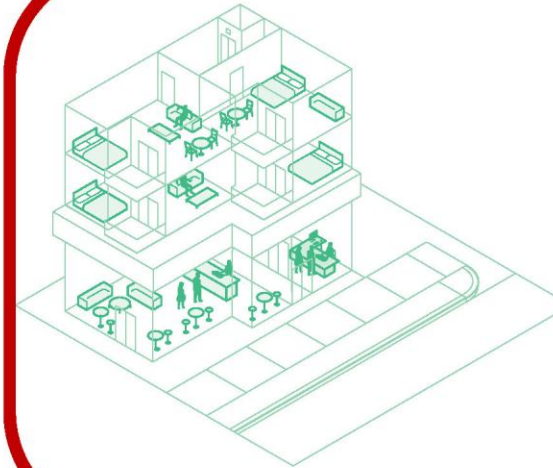
- + Front setback (build-to zone)
- + Sidewalks and streetscapes
- + Ground story design standards
- + Window and door placement



SITE

Regulates site design

- + Pedestrian and vehicle access
- + Vehicle and bicycle parking
- + Transitions
- + Landscaping and screening
- + Blocks and connectivity



USE

Regulates activities on a lot

- + Allowed uses (permissions)
- + Use standards
- + Dwelling units per lot

EXISTING ZONING DISTRICTS

ALL REFORMATTED, SOME UPDATED TO IMPROVE OUTCOMES

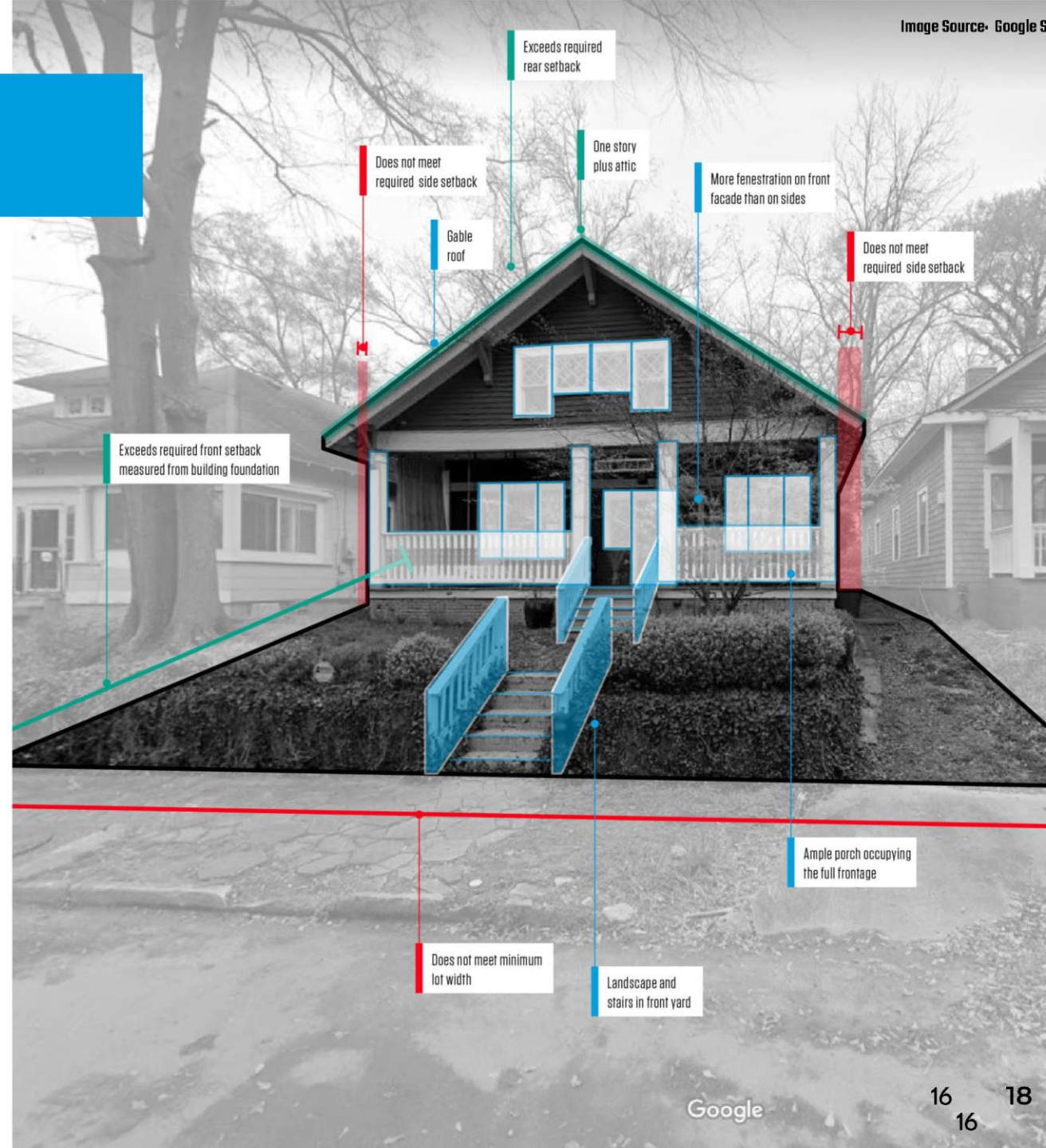
- Maintain R1 - R5 permitted uses
- Require R-1 - R5 average street setback
- Increase R1 side/rear setbacks
- Maintain R2 and R3 side/rear setbacks



EXISTING ZONING DISTRICTS

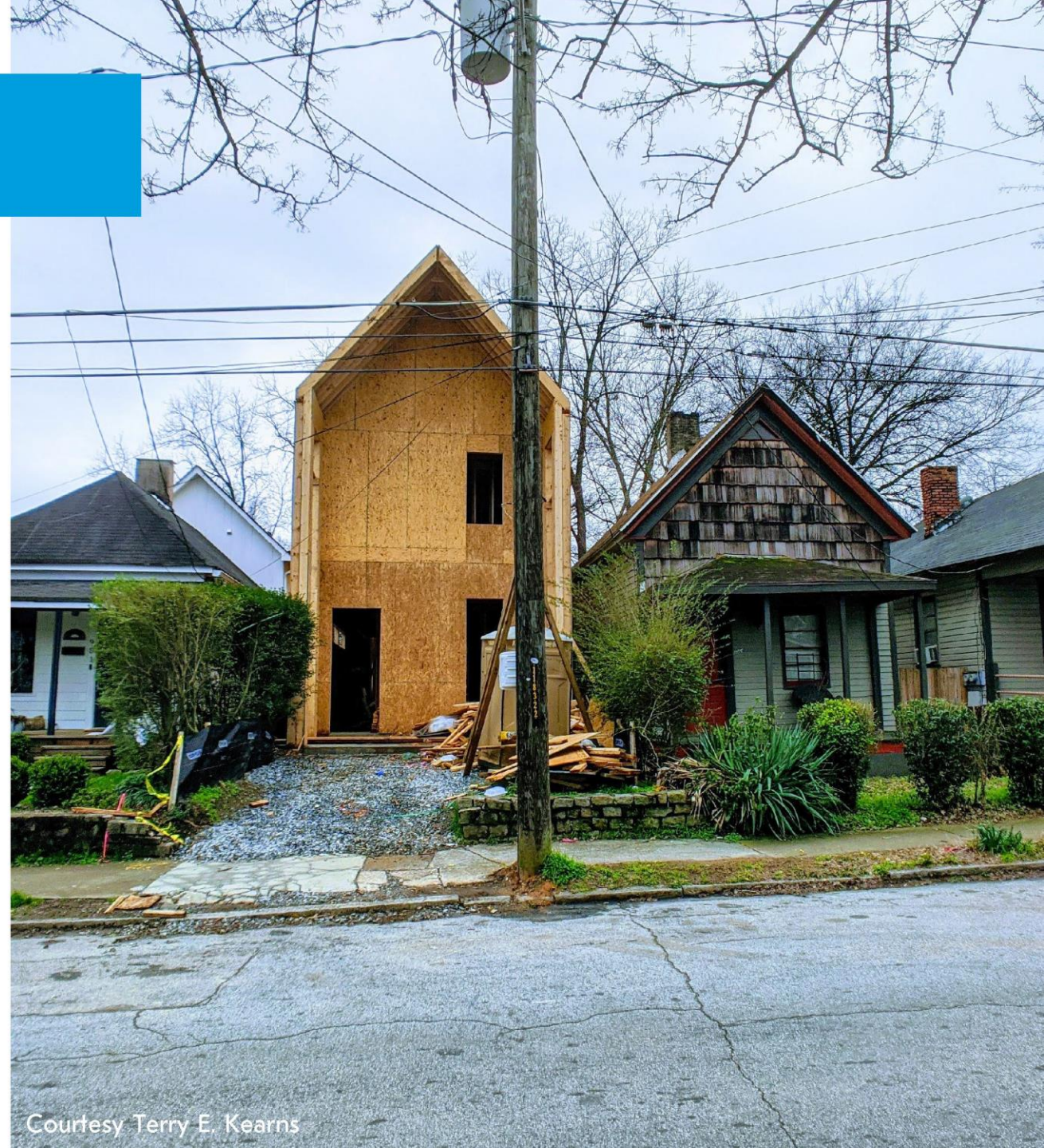
ALL REFORMATTED, SOME UPDATED TO IMPROVE OUTCOMES

- Update all R4, R4A, R4B, R5 setbacks to reflect built patterns



NEW ZONING DISTRICTS

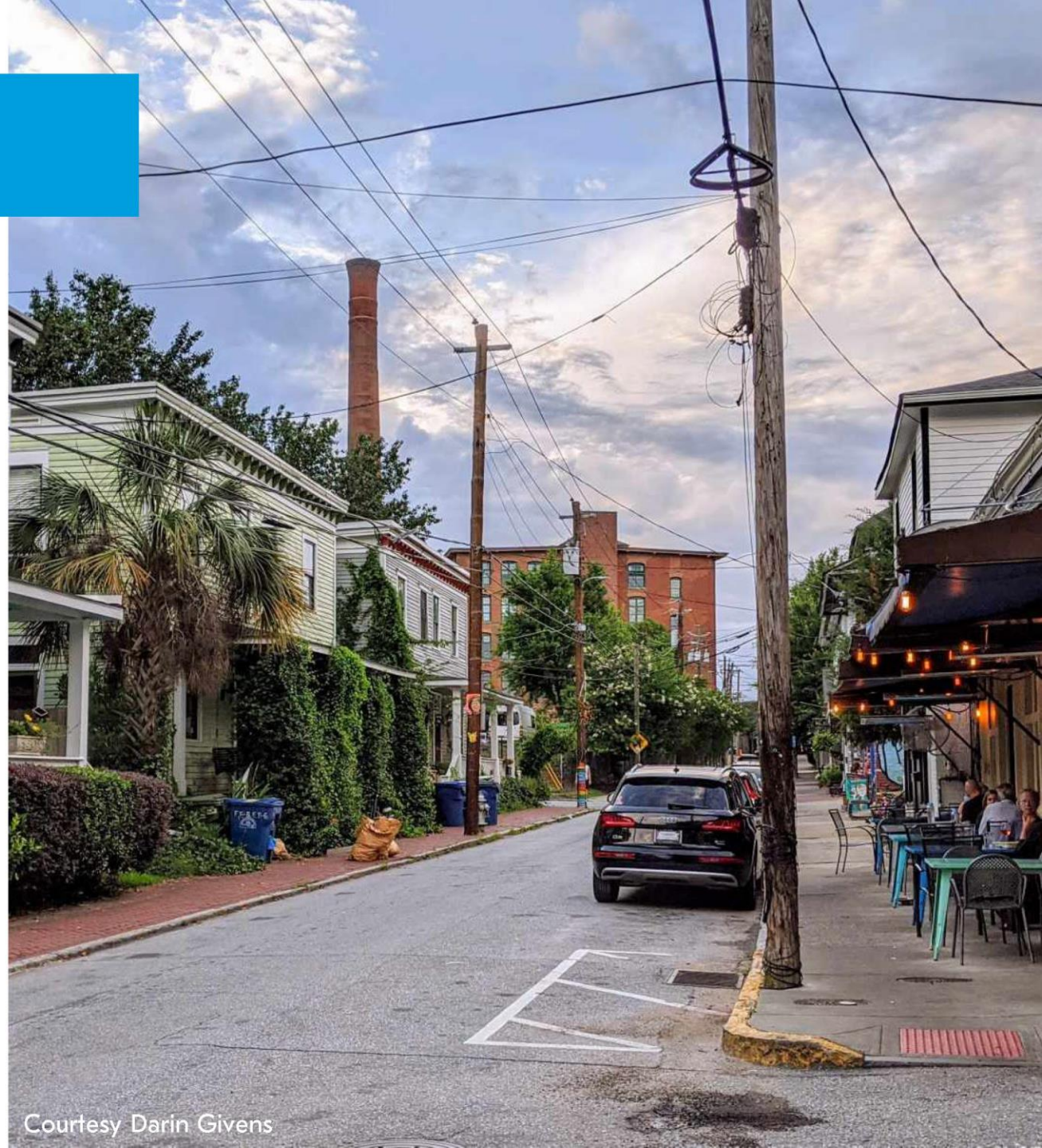
NEW **CONSERVATION FRONTAGE** TOOL
FOR AREAS THAT DON'T WANT TO BE
HISTORIC DISTRICTS BUT DO WANT
SOME LIMITED STANDARDS



NEW ZONING DISTRICTS

EXISTING AND NEW DISTRICTS FOR CITYWIDE USE THAT BETTER IMPLEMENT THE NEW CDP DEVELOPMENT PATTERNS

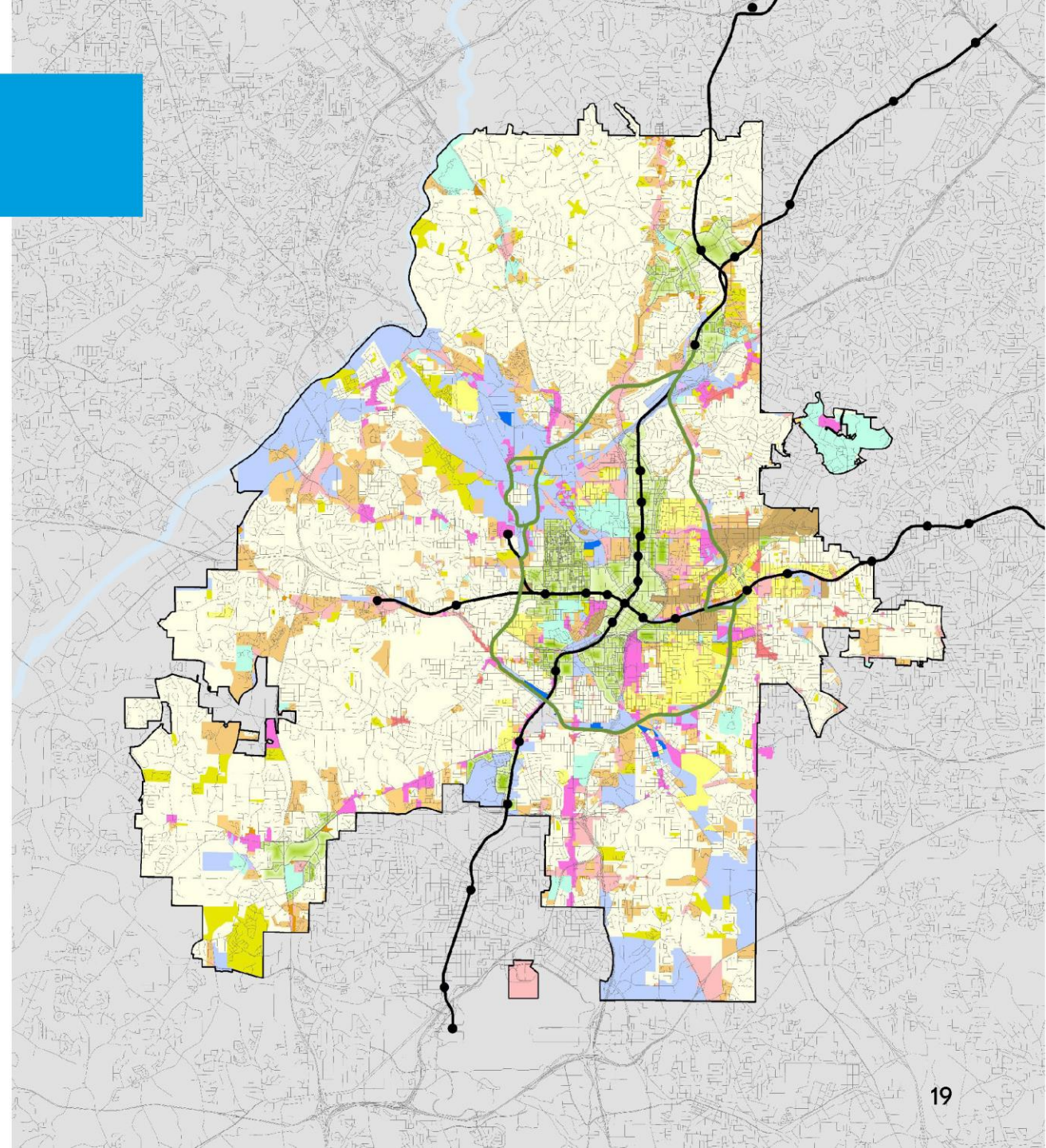
- Low density residential
- Residential flex



NEW OFFICIAL ZONING MAP

THE OFFICIAL ZONING MAP

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



ATL ZONING 2.0 – PREVIEW

MODULES

**THE “DISCUSSION DRAFT” WILL BE
RELEASED IN 3 MODULES**

- Form + Use
- Site + Development Standards
- Procedures + Administration

**LATER MODULES DEPEND ON PUBLIC
RESPONSE TO EARLIER MODULES**

NEXT STEPS

DISCUSSION DRAFT

FORM + USE (MAY 20TH)

**SITE + DEVELOPMENT STANDARDS
(AUGUST/SEPTEMBER)**

**PROCEDURES + ADMINISTRATION
(NOVEMBER/DECEMBER)**

FOCUSED MEETINGS, AS NEEDED

Form + Use Modules

May 20, 2024 @ 6:30 PM

Habitat for Humanity

824 Memorial Dr SE

Atlanta, GA 30316

**Draft modules will be posted to
project website for public review**

www.atlzoning.com



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DISCUSSION

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