

DEEP DIVES AND QUICK FIXES: ZONING CODE UPDATES IN THREE GEORGIA CITIES

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Department of

CITY PLANNING

City of Atlanta

Office of Zoning & Development

September 7, 2018

WELCOME...

- I. PROJECT SCOPE – “ATLANTA”
- II. COMMUNITY ENGAGEMENT PROCESS
- III. PROJECT CHALLENGES

An aerial photograph of a city skyline, featuring a prominent skyscraper with a pointed top. The sky is blue with some clouds. The text 'I. PROJECT SCOPE' is overlaid in the center of the image.

I. PROJECT SCOPE

Project Scope

In 2015, a team of consultants conducted a comprehensive assessment of the City of Atlanta's Zoning Ordinance. This assessment included:

- The ability of the Zoning Ordinance to implement City policies;
- Public perceptions of, and experience with, the Zoning Ordinance;
- The usability and clarity of the Zoning Ordinance to administer and use; and
- Best practices in zoning nation wide

Project Scope

Upon completion of the assessment, the consultants prepared recommendations for consideration about how the Zoning Ordinance could be improved. These recommendations were produced within a Zoning Ordinance Diagnostic report.

The consultants recommended updates to the Zoning Ordinance as follows:

1. **“Quick Fixes:”** Updates that are relatively easy to prepare, meet a critical need, and with broad public support (12 months).
 - Phase I, known as “Quick Fixes” and has 14 Topics

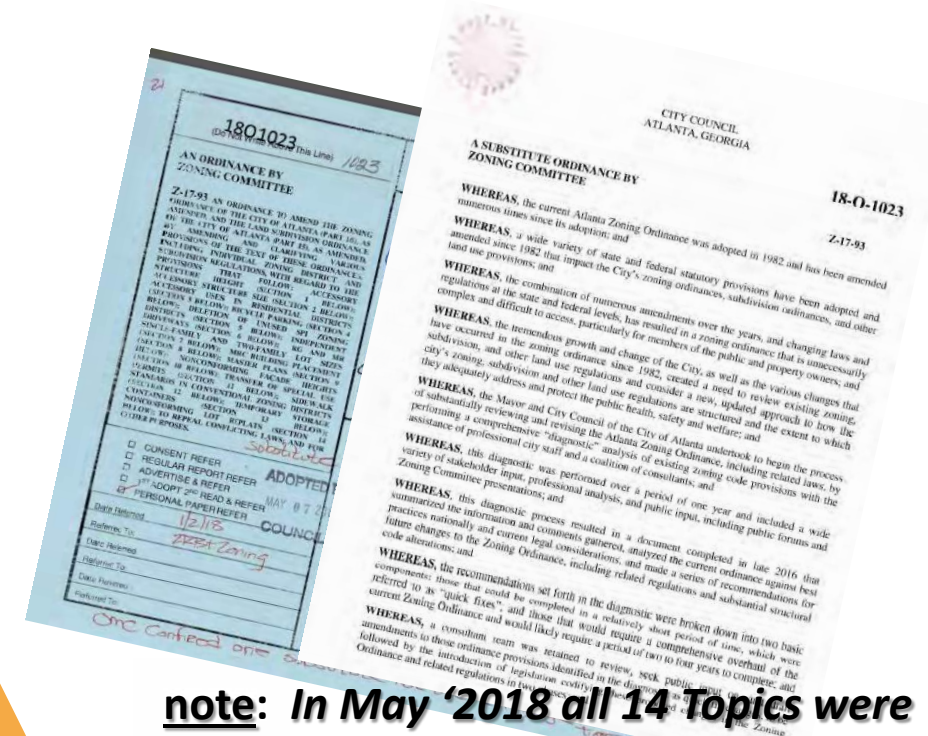
Project Scope

2. **“Medium Fixes:”** Updates are moderately difficult to prepare, meet a critical need, and with broad public support (12 months).
 - Phase II, known as “Medium Fixes” has 11 Topics
3. **Future Code Changes:** Updates that should be undertaken as part of the full Zoning Ordinance updates in 3-5 years.



Phase I: Zoning Ordinance Update - 14 Topics

1. Accessory Structure Height
2. Accessory Structure Size
3. Accessory Uses in Residential Districts
4. Bike Parking Standards
5. Deletion of Unused Districts
6. Independent driveways
7. Multi-Family/Residential General minimum lot sizes
8. Mixed Residential Commercial Building Placement
9. Unified Development Plans
10. Non-conforming minimum façade heights
11. Special Use Permit Transfers
12. Sidewalk Requirements
13. Storage Pods in Residential Districts
14. Non-conforming Plats



note: In May '2018 all 14 topics were adopted by City Council and approved by Mayor.

Phase II: Zoning Ordinance Update - 11 Topics

1. Accessory Dwellings
2. Definitions
3. I District Uses
4. Loading Requirements
5. MRC-2 Residential Density
6. Missing Middle Housing
7. Parking
8. Neighborhood Design Standards
9. Telecommunications
10. Transitional Height Plane
11. Quality of Life Variations
12. *Historic Lot Patterns* (deleted)
13. *I-MIX* (removed)

Recommended Topics Revised



(from 13 topics to 11 topics)

1. Accessory Dwellings
2. Definitions
3. I District Uses
4. Loading Requirements
5. MRC-2 Residential Density
6. Missing Middle Housing
7. Parking
8. Neighborhood Design Standards
9. Telecommunications
10. Transitional Height Plane
11. Quality of Life Variations

Topics pending legislative review.

The Atlanta City Design: Aspiring to the Beloved Community

“The goal of Atlanta City Design is to ensure Atlanta grows in a way that protects the integrity of our people and places.”

Commissioner Tim Keane, DCP

ATLANTA CITY DESIGN

Outlines who we are as a city and then identifies **FIVE CORE VALUES** that describe Atlanta at its best

5 CORE VALUES

1. **Equity** 2. **Progress** 3. **Ambition** 4. **Access** 5. **Nature**

Translate directly into our **ZONING ORDINANCE** Changes

Today's Pressing Questions

- *What do we want our city to look like...*
- *What do we want to develop...*
- *What do we not want to develop...*
- *How do we want it to work...*
- *How do we have more trees and cleaner air...*
- *How do we connect it all...*

ZONING ORDINANCE UPDATE



- ✓ Expanding Transportation Options
- ✓ Ensuring Housing Diversity
- ✓ Creating User-friendly Regulations
- ✓ Protecting Neighborhood Character
- ✓ Creating Vibrant Corridors & Districts


II. COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

Zoning Ordinance Update Phase I:

- Held two (2) Public Forums
- Held six (6) Open House Sessions
- Conducted presentations at twenty-Five (25) Neighborhood Planning Unit (NPU) meetings
 - 96% approval rating of support
- Conducted fourteen (14) Executive Committee Meetings
- Held City Council Work Session
- Briefed the City of Atlanta's Technical Advisory Committee
- Briefed internal and external staff members, consultants and other operating Departments throughout the City of Atlanta

 The City of Atlanta Department of City Planning Office of Zoning & Development positioned the Regulatory Reform Team members - Mary Darby and Sushmita Arjyal - to manage the Zoning Ordinance Update/Rewrite project and community engagement efforts.

Zoning Ordinance Update Phase II:

- Disseminated audio podcast on zoning topics
- Held two (2) Public Forums
- Held six (6) Open House Sessions
- **Held six (6) "Deep Dives" Sessions**
 - Will conduct presentations at twenty-Five (25) Neighborhood Planning Unit (NPU) meetings
 - Will conduct fourteen (14) Executive Committee Meetings
 - Will hold a City Council Work Session
 - Will brief the City of Atlanta's Technical Advisory Committee
 - Will brief internal and external staff members, consultants and other operating Departments throughout the City of Atlanta

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT





III. PROJECT CHALLENGES

Project Challenges

Phase I Project Challenges:

- Releasing legislation during Phase I too early
- Increasing the magnitude of the public outreach efforts
- Extending public relations efforts outside of social media, flyers, postcards and email blasts
- Creating standards of operations after the legislation was adopted
- Identifying appropriate meeting locations, dates and times
- Not expanding the review of the legislation into other operating Departments

Phase II Project Challenges:

- Not releasing legislation within the kick-off period of the community engagement sessions
- Incorporating city initiated charter amendments into the Zoning Ordinance Update Phase II process - “The Atlanta City Design” project
- Eliminating or removing consultant recommended topics from Phase II Zoning Ordinance Update
- Not extending public outreach efforts through other mediums such as print, film, video, commercials, radio, commercials

What's Next . . .

- Finalize Request for Proposal for Phase III – Zoning Ordinance Rewrite
- Solicit Consultants to Oversee the complete overhaul of the City of Atlanta Zoning Ordinance by '2023

THANK YOU FOR ATTENDING !



College Park Zoning Ordinance Rewrite



College Park Zoning Ordinance

- The College Park Zoning Ordinance was written 50 years ago
- Overtime, the original ordinance has been incrementally revised, mostly in response to new development issues on the horizon
- Many regulations adopted and incorporated into the Zoning Ordinance created text inconsistencies and increased the amount of present day nonconforming uses and structures

Zoning Ordinance Rewrite

Necessary in order to:

- Come into compliance with the Comprehensive Plan
- Remove antiquated language and regulations
- Provide a user friendly document

What was the Process



Step 1: Steering Committee Formation

The Steering Committee guided TCF work. The Steering Committee was made up of community members with the following qualities:

- Ability to attend one to two meetings per month and read technical planning documents provided by the project team
- Knowledge of the City's Comprehensive Plan or willing to read the entire Comprehensive Plan document prior to the first meeting of the Steering Committee and a commitment to implementation of the goals of the Plan
- General familiarity with zoning and local government processes

Step 2: City Tour

- College Park Staff and TCF conducted a familiarization tour of the City to identify regulatory issues, and areas of interest, preservation and concern
- Members of the Steering Committee, Planning Commission, Board of Zoning Adjustments (BZA) and others participated in this tour

Step 3: Review of Existing Plans

- The Comprehensive Plan, current codes and other related planning documents were reviewed to identify key goals, philosophy, direction and recommendations
- An evaluation was conducted of the 1963 zoning ordinance to identify short-comings related to the implementation of the plan goals and recommendations

Step 4: Stakeholder Interviews

- Four user group meetings conducted with individuals, groups or organizations identified who represent a particular view point relative to the current zoning regulations
 - Included may be City officials, members of the business community, local architectural and engineering firms, developers, business owners and other special interest groups

- Input for the Code needs to rely on input from stakeholders who are exposed to development regulations frequently
 - This includes City staff, the development community and consultants, such as engineers, architects and landscape architects

We Asked

- Are there any issues or topics you would like to address related to the City of College Park Zoning Ordinance?

We Heard

- Make Ordinance more defensible
- Infill Ordinance-Limiting housing size
- Green place
- Walking
- Biking
- No increase in liquor stores, check cashing
- Convoluted, conflicts, not maintainable, simplify ordinance, fences, sheds, blighted properties



What Did We Do?



Simplifications

- Districts were collapsed
- New districts reflect what's on the ground
- Simplified the format

What Did We Do?

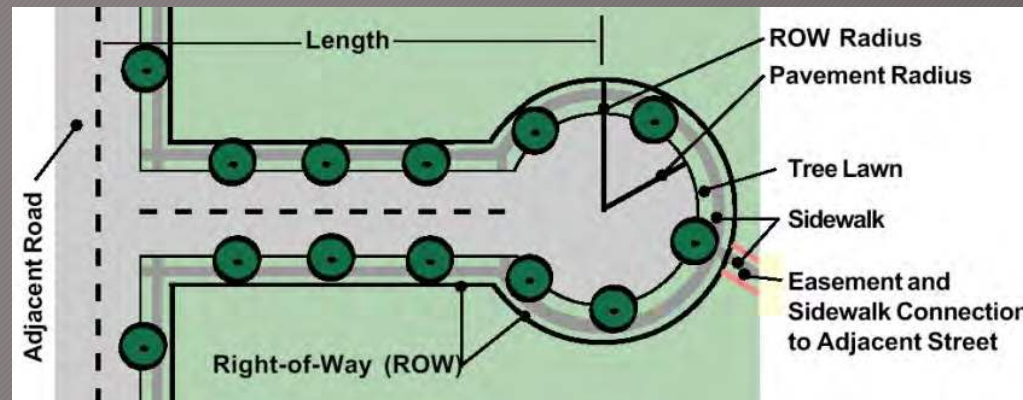
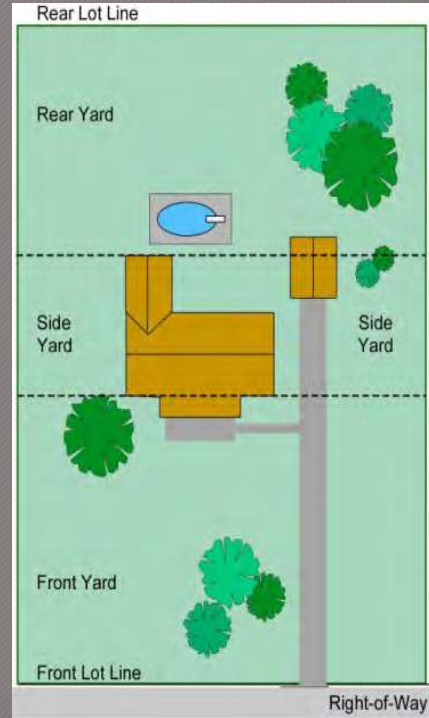
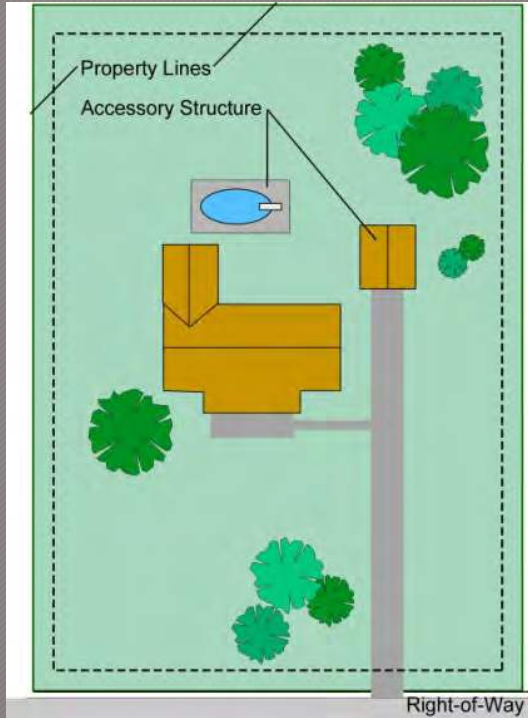
Added a Prohibited Uses Section

➤ 3.1 Prohibited Uses for All Zoning Districts

The purpose of this section is to identify those land uses that are prohibited throughout the City limits within all zoning districts for ease of reference and clarity

- Accessory Dwellings;
- Limited Lodging Establishments;
- Vacation Rental Establishments;
- Check Cashing, Outlets, Cash Advance Outlets, and Title Loan Establishments;
- Hookah Lounges;
- Pawnshops; and
- Teen Clubs

Added Graphics for Clarity



What Did We Do?



Created an Easy to Read Document

What Did We Do?

Article Three – Zoning District Intent, Uses & Standards

RS-2 Medium Density Residential District

3.5 RS-2 District Intent, Permitted Uses and Conditional Uses

District Intent	Permitted Uses	Conditional Uses
<p>The "RS-2" District is intended to provide for the development of single-family detached homes on moderate-sized lots which are served by public water and sewer systems. The provisions that regulate this land use district provide for the development of residential neighborhoods in a medium-density urban development environment. This district should be protected from conflicting land uses. The City of College Park should strive to promote an average net density of 2.5 to 3.5 dwelling units per acre community-wide in the "RS-2" district.</p>	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single-family • Family day-care home • Home occupation (Type II) <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> • Historic preservation/recreation trail • Parks and playgrounds • Public art display • Public governmental facilities and offices • Public structures and uses accessed with the street of this district <p>Communication/Utilities</p> <ul style="list-style-type: none"> • Public utility field operations • Water tower • Utility substations <p>Accessory Uses</p> <ul style="list-style-type: none"> • Garages and storage • Parking of one occupied travel trailer, motor coach, or pleasure boat owned by, used by the property owner or which is located • Private exercise areas enclosed, operated as a membership exclusively for residents of subdivisions, multiple family, or multi-unit residential developments • Storage and utility buildings 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Assisted living retirement facility/ nursing home • Boarding house/ guest house/ personal care home • Home occupation (Type II) • Limited Lot Split <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> • Educational institutions/ school (K-12) • Places of Worship, Theaters, and Amusement • Publicly owned parks and recreation areas

Article Three – Zoning District Intent, Uses & Standards

RS-2 Medium Density Residential District

3.6 RS-2 District Standards

 <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • 11,250 square feet <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> • 75 feet <p>Maximum Lot Depth:</p> <ul style="list-style-type: none"> • 130 feet <p>Minimum Lot Coverage:</p> <ul style="list-style-type: none"> • 10% of the lot width on a public street with access from said public street 	 <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> • 40 feet <p>Maximum Side Yard Setback:</p> <ul style="list-style-type: none"> • 12 feet, each side <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> • 35 feet <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> • Square footage of all primary and accessory structures and impervious surface cannot exceed 30% of the Lot Area. 	 <p>Minimum Living Area:</p> <ul style="list-style-type: none"> • 1,800 square feet of finished area for total home • 1,000 square feet of finished area on first story • 800 square feet (accessory use dwelling) <p>Maximum Living Area:</p> <ul style="list-style-type: none"> • 7,000 square feet of finished area 																
 <p>Maximum Structure Height:</p> <ul style="list-style-type: none"> • 35 feet for Primary Structure • 25 feet for Accessory Structures • All communication facilities shall conform to the requirements of Article 6. 	<p>Additional Development Standards that Apply:</p> <table border="0"> <tr> <td>Lot Used Standards (L.U.)</td> <td>Architectural & Appearance Standards (AA)</td> </tr> <tr> <td>Height Standards (HF)</td> <td>Maximum Home Structures (MHS)</td> </tr> <tr> <td>Day Wall Standards (DR)</td> <td>Places of Worship (PW)</td> </tr> <tr> <td>Accessory Use/ Structure Standards (AS)</td> <td>Performance Standards (PS)</td> </tr> <tr> <td>Home Occupation Standards (HO)</td> <td>Public Improvement Standards (PI)</td> </tr> <tr> <td>Day Care Facilities & Centers (DCFC)</td> <td>Parking Standards (PK)</td> </tr> <tr> <td>Personal Care Homes (PCH)</td> <td>Fences and Walls Standards (FW)</td> </tr> <tr> <td>Group Homes, Drug Rehabilitation Homes, Senior Living Homes, and Halfway Homes (GH)</td> <td>Outdoor Lighting Standards (OL)</td> </tr> </table>		Lot Used Standards (L.U.)	Architectural & Appearance Standards (AA)	Height Standards (HF)	Maximum Home Structures (MHS)	Day Wall Standards (DR)	Places of Worship (PW)	Accessory Use/ Structure Standards (AS)	Performance Standards (PS)	Home Occupation Standards (HO)	Public Improvement Standards (PI)	Day Care Facilities & Centers (DCFC)	Parking Standards (PK)	Personal Care Homes (PCH)	Fences and Walls Standards (FW)	Group Homes, Drug Rehabilitation Homes, Senior Living Homes, and Halfway Homes (GH)	Outdoor Lighting Standards (OL)
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Policy Decisions - Recommendations

- Buildings with non-conforming uses should have to convert to a conforming use after XX months of vacancy
 - **Recommendation:** Convert to a conforming use after 6 months

- Reduce distance for sending notification letters to surrounding property owners regarding a zoning action
 - **Current:** 1,000 feet - City pays for mailings
 - **Recommendation:** 350 feet - Applicant pays for mailings

- Should gun ranges be addressed given the recent application on Old National Highway?
 - **Options:**
 - 1) Prohibit throughout the City
 - 2) Allow as a conditional use in the Industrial zone
 - **Recommendation:** Allow as a conditional use in the M1 and M2 Industrial Zones

What Did We Do?



CITY OF COLLEGE PARK
Zoning Ordinance
Adopted - June 4 2018

ADOPTED!