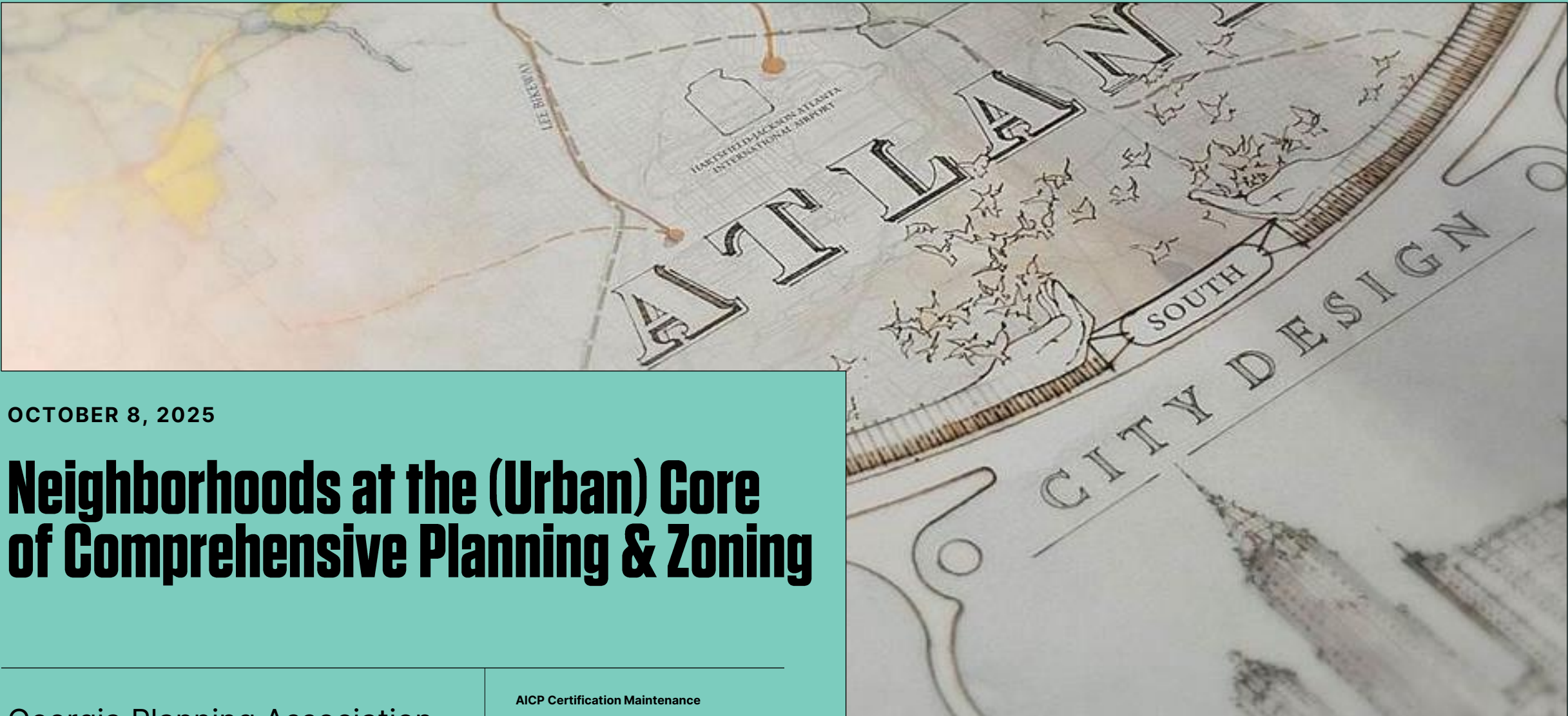




OCTOBER 8, 2025

Neighborhoods at the (Urban) Core of Comprehensive Planning & Zoning

Georgia Planning Association
Fall Conference

AICP Certification Maintenance

1.25 credits



Department of
CITY PLANNING



Leah LaRue

Communications &
Neighborhood Relations
Director

LLaRue@AtlantaGa.Gov
www.npuatlanta.org



Nate Hoelzel, AICP

Comprehensive &
Neighborhood Planning
Manager

NHoelzel@AtlantaGa.Gov
www.atlantaforall.com



Keyetta Holmes, AICP

Zoning & Development
Director

KMHolmes@AtlantaGa.Gov
www.atlzoning.com

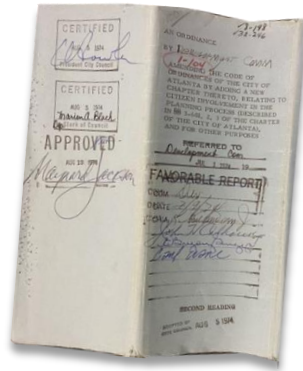
PLANNING WITH NEIGHBORHOODS

Neighborhood Planning Units

Historic Context

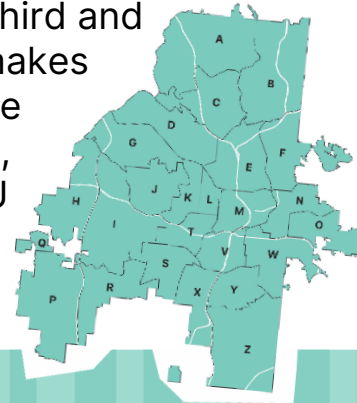
1970s

Declaring “that in order to be truly comprehensive, city plans must be responsive to the needs and concerns of citizens,” Mayor Maynard Jackson and City Council establish the Neighborhood Planning Unit (NPU) system in 1974.



1990s & 2000s

Returning to City Hall for a third and final term, Mayor Jackson makes legislative and administrative changes to the NPU system, including bringing back NPU support to the Department of City Planning.



2020s

Celebrating 50 years of community involvement trailblazers in 2024, the City raises awareness of NPUs and begins to reimagine the NPU system and the future of *Planning Atlanta Together*.



1980s

Adjusting to federal funding cuts and local assessments of the NPU system during its initial years, the number of City planners shrinks and support for NPUs is shifted to the Mayor’s Office while Atlanta Planning Advisory Board (APAB) starts to coordinate NPUs on citywide planning issues.



2010s

Supporting NPUs and increasing participation is a growing priority, as the NPU staff in the Department of City Planning expands and new programs, such as Community Impact Grants and NPU-University, are introduced.



Planning Atlanta Together



"Love must be a city filled with people working together to improve the quality of all of our lives."

Maynard Jackson
54th and 56th
Mayor of Atlanta

Planning Atlanta Together



PLAN A

Comprehensive Plan Update

Historic Context

1970s

Phasing out urban renewal and following the new City Charter, Atlanta begins comprehensive planning with NPUs in 1975.



1990s & 2000s

Responding to national trends, new state requirements, and local events, comprehensive planning in Atlanta evolves with new partners collaborating with the City and NPUs.



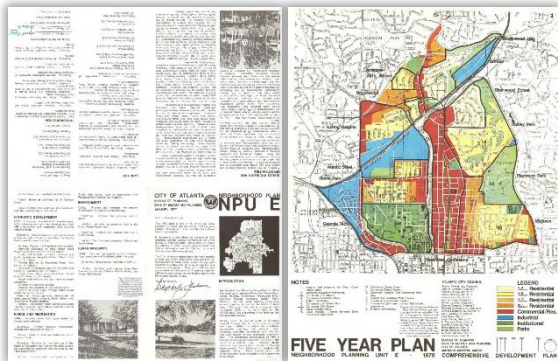
2020s

Ushering in a new era of comprehensive planning in Atlanta—aligning city and neighborhood efforts—**Plan A** is adopted in 2021 and 2025.



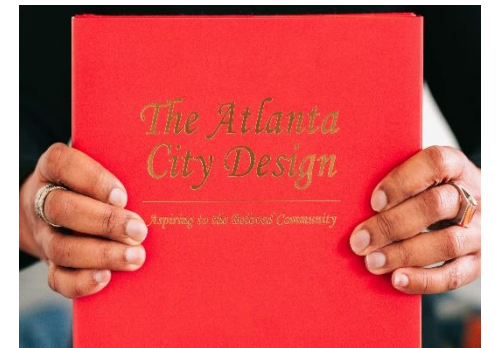
1980s

Keeping up with federal policy priorities and regional dynamics, Atlanta's comprehensive planning changes throughout the decade.



2010s

Adopting *Atlanta City Design* into the City Charter in 2017, Atlanta is guided by a framework to plan for a future city with greater density and diversity while conserving nature, and the unique character and scale of neighborhoods.



Comprehensive Planning with Neighborhoods

Organize and Learn
6 Months



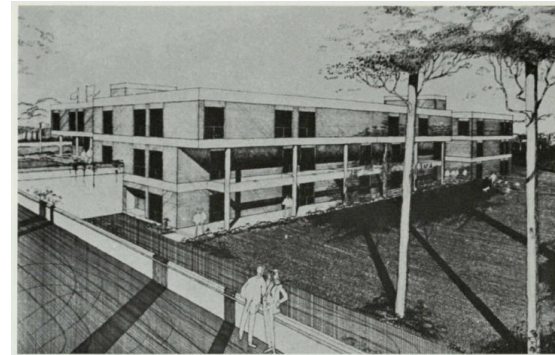
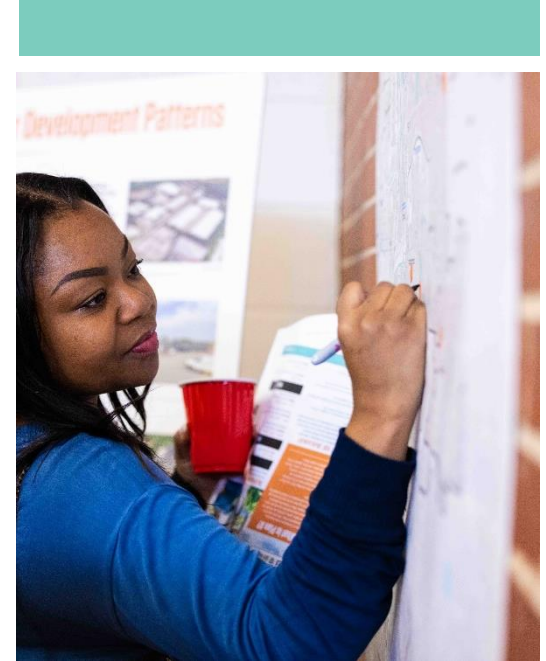
Community Involvement
12 Months

- 1 Kick-off
12 Open Houses
- 2 16 Workshops
- 3 9 Meetings

Adoption
6 Months



Comprehensive Planning with Neighborhoods



MULTI-PURPOSE NEIGHBORHOOD CENTERS

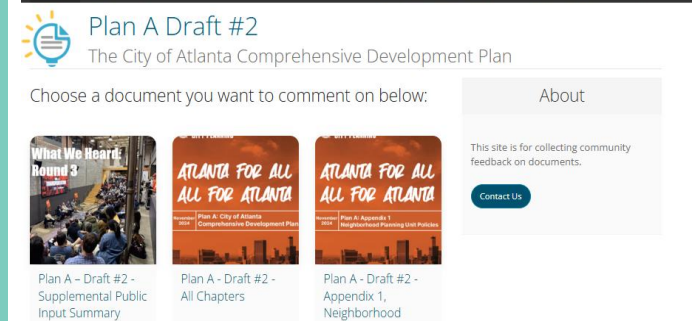
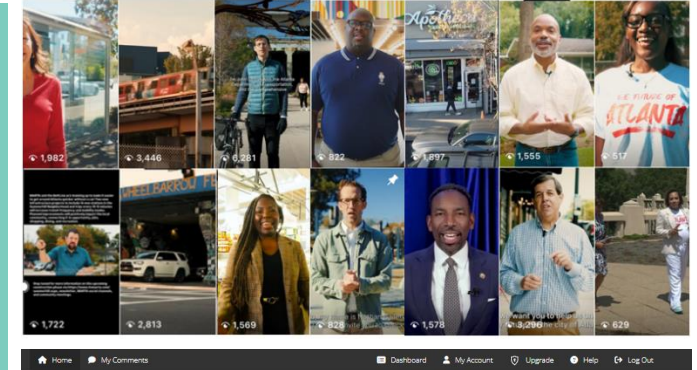
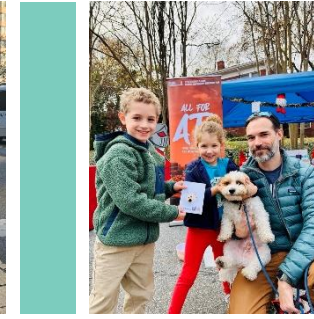


Comprehensive Planning with Neighborhoods

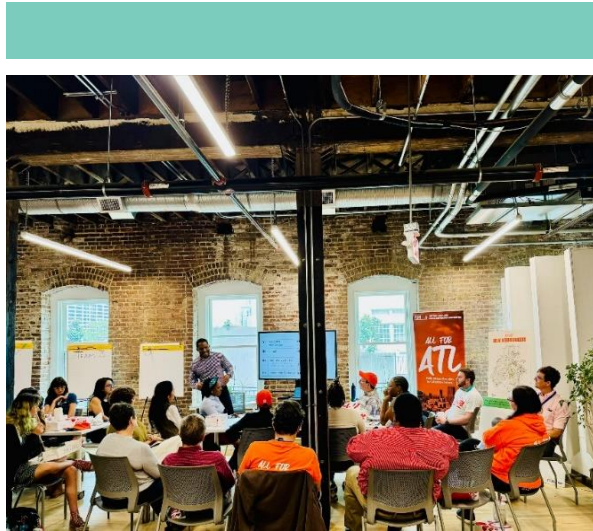
2 ROUND



Comprehensive Planning with Neighborhoods



Comprehensive Planning with Neighborhoods



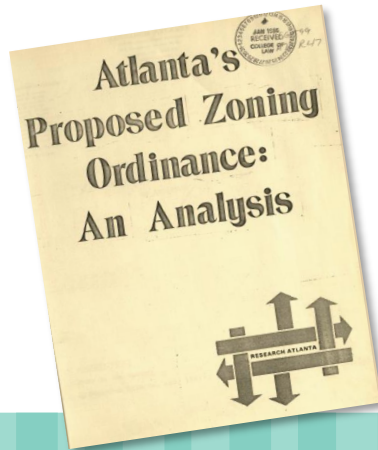
ATL Zoning 2.0

New Zoning Ordinance

Historic Context

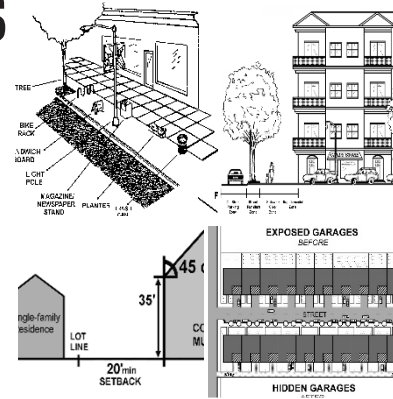
1970s

Reflecting growth and change over the previous decade, the City writes three drafts of a new Zoning Ordinance between 1974 and 1977.



1990s & 2000s

Responding to national trends and local events, the City emphasizes urban design and quality of life in new zoning districts and overlays.



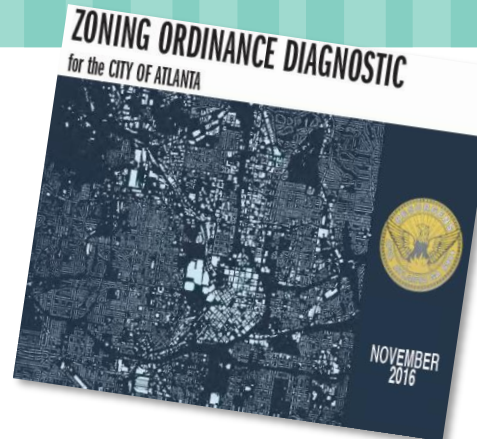
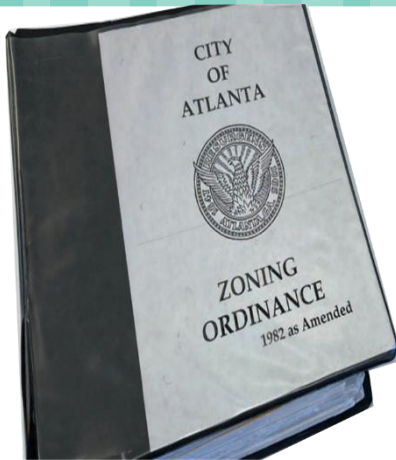
2020s

Securing funds and a consulting team with local and national expertise, Atlanta begins rewriting the Zoning Ordinance in 2020.



1980s

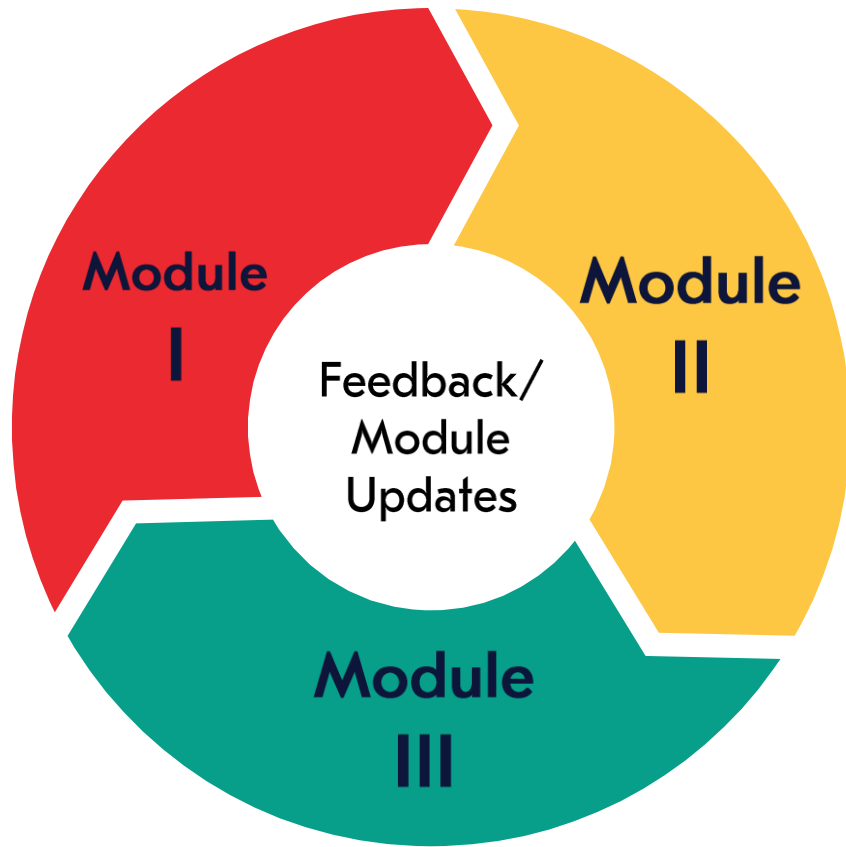
Following legal challenges, Atlanta starts implementing the new Zoning Ordinance in 1982 (replacing the 1954 Zoning Ordinance).



2010s

Recognizing the need to modernize the Zoning Ordinance, the City completes an assessment of the Zoning Ordinance and adopts several "Quick Fixes."

Rewriting Zoning with Neighborhoods



REVISED DISCUSSION DRAFTS



ATLZONING

+ TESTING

ADOPTION



ATLZONING

Rewriting Zoning with Neighborhoods



Hybrid Meetings with the Public

Click anywhere in the document to add a comment. Select a bubble to view comments.

CHAPTER 3. RULES FOR ZONING DISTRICTS
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 anything other than planted ground cover will be considered impervious. This includes, but is limited to, the following:
 - a. All buildings and structures;
 - b. Driveways and roads; 2
 - c. Flatwork; 2
 - d. Mechanical equipment;
 - e. Pools; 2
 - f. Gravel; add 4 2 1
 - g. Impermeable materials covering natural land surfaces.

+ Building A	(Cumulative Impervious Area)
+ Building B	
+ Impervious Cover C	(Total Lot Area)
Cumulative Impervious Area	Lot Coverage

Comments View all Hide

Louis Prevasti Jan 22 2025 at 9:25AM Suggestion

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.

SiteAdmin Jan 23 2025 at 5:16PM Answer

Thank you for your suggestion.

View all

Powered by Konveio

© 2025 Konveio Site Terms & Conditions Privacy Policy Login Join Contact Us

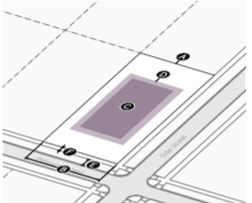
Long, Transparent Public Review and Comment Periods

Rewriting Zoning with Neighborhoods

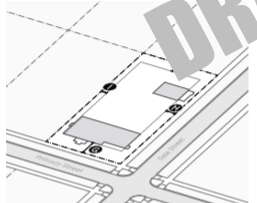
CHAPTER 2. FORM DISTRICTS
NEIGHBORHOOD-SCALE DISTRICTS

SEC. 2.3.3. **N1** NEIGHBORHOOD 1

A. Lot Standards



1. Lot Size	Sec. XX.XX
1 Lot area (min)	9,000 sf
1 Lot width (min)	70'
2. Density	Sec. XX.XX
Dwelling units per lot (max)	1
FAR (NLA max)	0.5
3. Coverage	Sec. XX.XX
3 Building coverage (max)	40%
3 Lot coverage (max)	50%
4. Streetscape	Sec. XX.XX
Amenity zone	Required
3 Pedestrian zone	Required

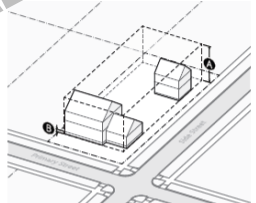


5. Building Setbacks	Sec. XX.XX
Street setback (min)	Existing range or 35'
1 Primary street	15'
1 Side street	15'
1 Side setback (min)	
1 One side	4'
Cumulative	14'
1 Rear setback (min)	
Primary structure	15'
Accessory structure	10'
6. Parking Location	Sec. XX.XX
Front yard	Driveway only
Side street yard	Driveway only
Side / rear yard	Allowed

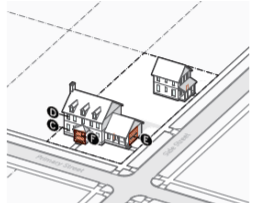
CHAPTER 2. FORM DISTRICTS
NEIGHBORHOOD-SCALE DISTRICTS

N1 NEIGHBORHOOD 1

B. Building Standards



1. Massing	Sec. XX.XX
1 Building height (max stories/feet)	
Primary structure	2.5 stories / 35'
Accessory structure	2 stories / 25'
2. Ground Story	Sec. XX.XX
1 Ground story elevation (min/max)	0' / 4'



3. Windows and Doors	Sec. XX.XX
1 Ground story glazing (min)	
Primary street	20%
Side street	15%
1 Upper story glazing (min)	10%
1 Blank wall width (max)	20'
1 Street-facing entry	Required
4. Fences and Walls	Sec. XX.XX
Front yard	Type A3
Side street yard	Type B1
Side / rear yard	Type C1

Ordinance That Is Understandable and Works for All Neighborhoods

CHAPTER 2. FORM DISTRICTS
NEIGHBORHOOD-SCALE DISTRICTS

N1 NEIGHBORHOOD 1



ADU max: 850sf and max height of 2S (2 stories)
Can be attached or detached

Tree Cover maintained with an undisturbed Structural Root Plane radius
Critical Root Zone radius may have no more than 25% overlap with structure

Height 3S max (3 stories)

Typ. Side Yard Setback: 4 min., 14 cumulative on either side

Side Street Yard Setback for corner lot must be 1S

Front Yard Setback: 3S min. or match existing pattern

Front Porch can extend up to 10' into front yard

Guest Unit not allowed in N1

Stormwater Retention must be 10' min. from structures

Rear Yard Setback: 1S min.

1 FAR 50% max
1 Lot Coverage 50% max
1 Building Coverage 40% max

Code Testing: N1-R2 District (Proposed)*

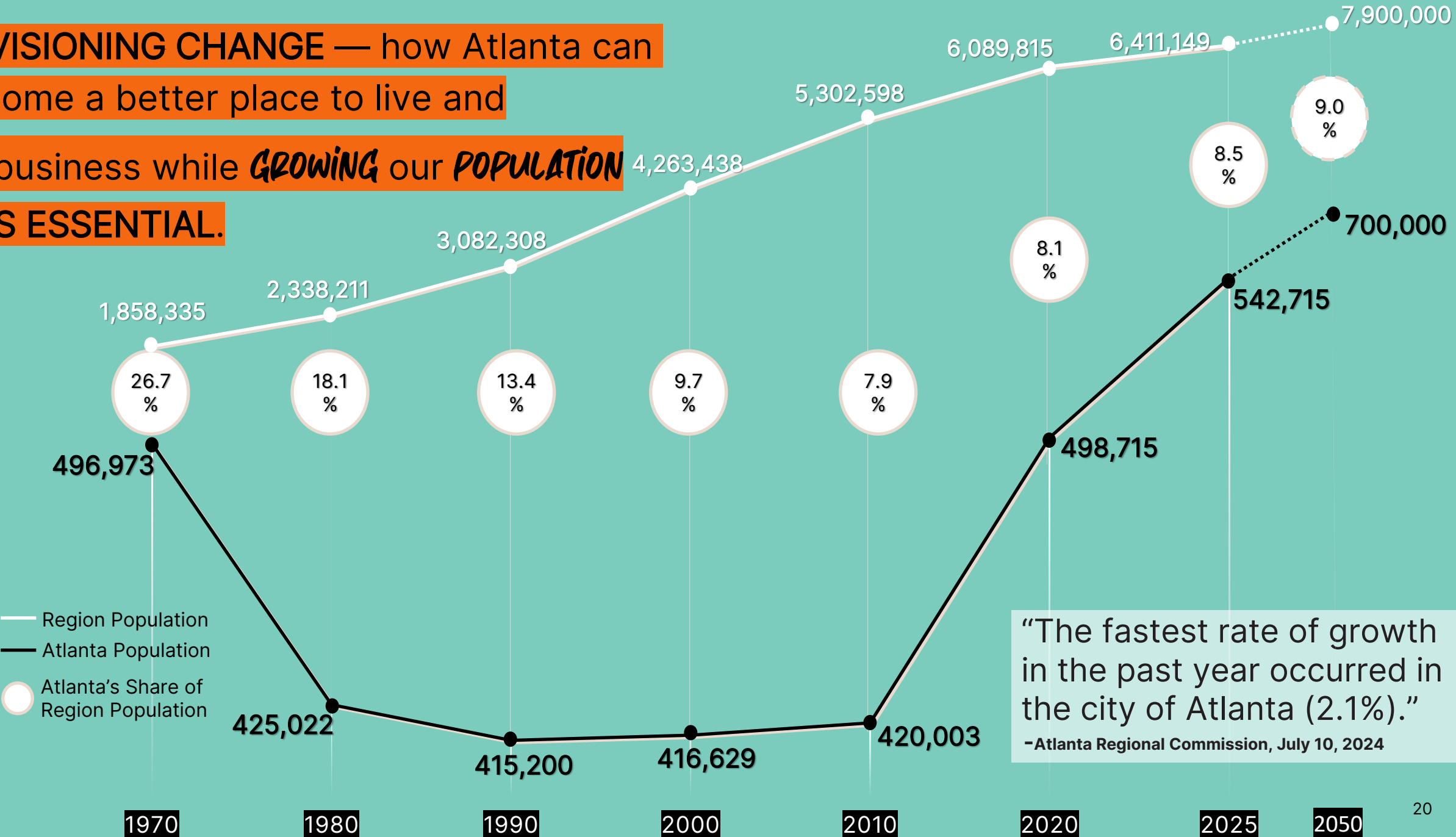
*The existing R4 District will be renamed N1-R2

Code Test Before Adoption Begins

PLANNING WITH NEIGHBORHOODS

Envisioning Change

ENVISIONING CHANGE — how Atlanta can become a better place to live and do business while *GROWING* our *POPULATION* — IS ESSENTIAL.



An aerial photograph of a city, likely Atlanta, showing a mix of high-rise buildings, lower-density urban areas, and large green spaces. The skyline is visible in the distance under a clear blue sky.

ENVISIONING CHANGE

Neighborhoods at the (Urban) Core

What excites us most about **PLANNING WITH NEIGHBORHOODS** as we envision change?

How has placing **NEIGHBORHOODS AT THE CORE** of our efforts inspired us?



Archival Sources: Special Collections and Archives, Georgia State University Library.
City of Atlanta Records, Kenan Research Center, Atlanta History Center.
“Democracy Comes to City Planning,” The Atlanta and Journal Constitution Sunday Magazine, 8 December 1974, Atlanta Constitution Archives. newspapers.com.