



Z-20-36: Neighborhood Design Standards

Overview

What: The Neighborhood Design Standards were adopted as a part of the Zoning Ordinance Update Phase II. The update amended the R-4 (Single Family Residential), R-4A (Single Family Residential), R-4B (Single Family Residential) and R-5 (Two Family Residential) zoning districts enabling neighborhoods to have a limited set of home design standards for elements such as garage placement and building façade treatment.

Why: The City of Atlanta is made up of many diverse neighborhoods with a diverse range of architecture and appropriate design standards could otherwise be imposed, on an individualized basis, premised on a case-by-case review as properties are rezoned for redevelopment and without the necessity of a City-wide standard.

This ordinance will delete the regulations adopted in 18-0-1581, that are now set forth in Part 16, Chapter(s) 6, 6A, 6B and 7, regarding the “Relationship of building to street,” that are potentially desirable in portions of the City, but can be overly onerous and potentially inhibit development of affordable housing in other portions.

When: The Zoning Review Board (ZRB) is scheduled to hold a public hearing in July 2020.