

# ATLANTA CITY DESIGN

# HOUSING

The past, present, and potential future of  
zoning in Atlanta and its impact on housing



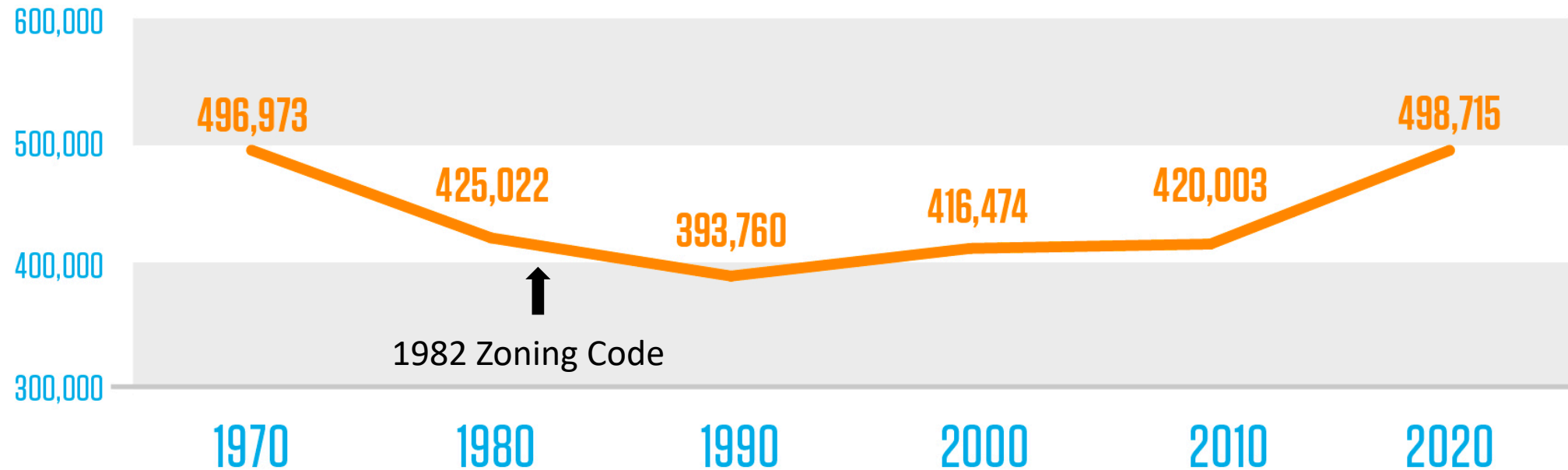
Department of  
**CITY PLANNING**

# NPUs voting this month on Z-21-74

Ordinance	Description	Timeline
<del>Ord. 21-O-0454 (Z-21-73)</del>	Proactive rezoning of residential parcels within ½ mile of MARTA to MR-MU	NPU Vote in early 2022
<del>Ord. 21-O-0455 (CDP 21-43)</del>	CDP amendment to the future land use in proactive rezoning to Low-Density Residential	NPU Vote in early 2022
<a href="#"><u>Ord. 21-O-0456</u></a> (Z-21-74)	<b>Zoning text amendment to update parking, accessory dwelling, and small apartments</b>	<b>October NPU vote</b>

Last zoning ordinance update was in 1982

# ATLANTA POPULATION GROWTH

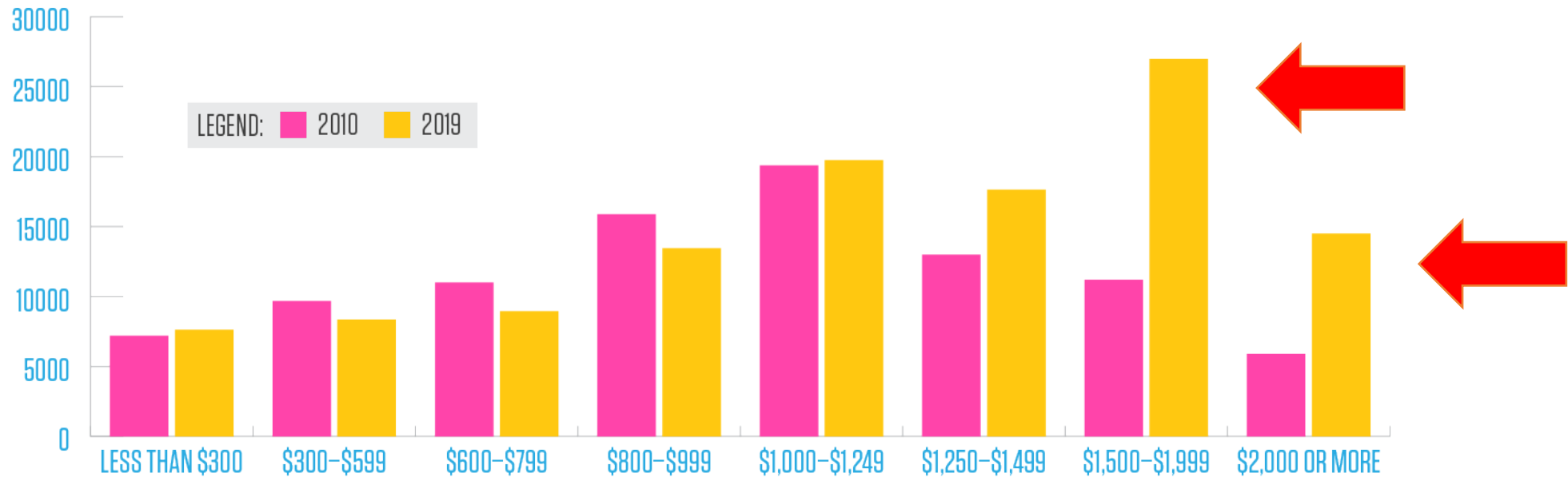


SOURCE: US CENSUS 1970-2020

IN THE LAST DECADE ATLANTA'S MEDIAN HOME SALE PRICE  
HAS RISEN **OVER 50%** FROM ~\$196,000 TO ~\$296,000.

Market is producing primarily luxury units

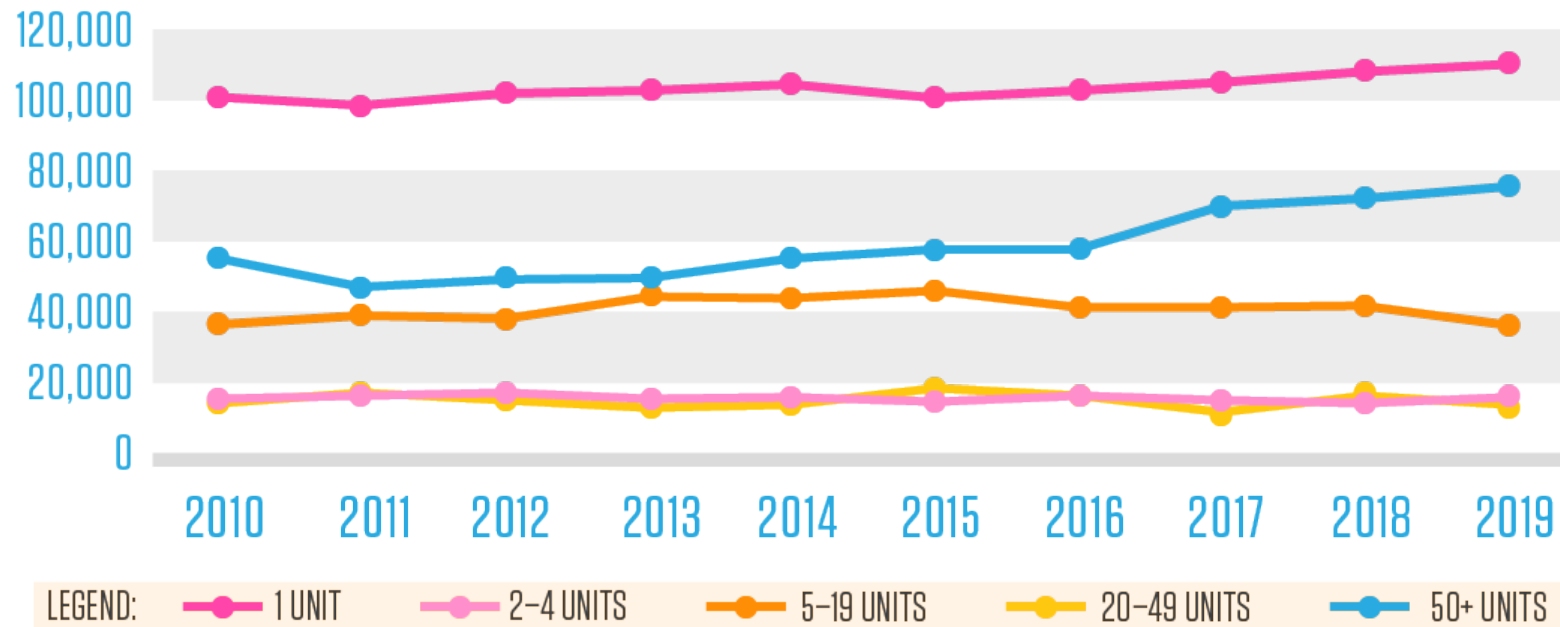
## RENTAL UNITS BY COST 2010-2019



SOURCE: ACS 1-YEAR ESTIMATES, 2010-2019. VALUES ADJUSTED FOR INFLATION.

Market is producing single-family and 50+ unit buildings.

## NUMBER OF UNITS IN HOUSING STRUCTURE 2010-2019



SOURCE: ACS 1-YEAR ESTIMATES, 2010-2019

# Subtle changes can add subtle density

- The city is rapidly growing but the current zoning code is restricting housing supply.
- Atlanta needs solutions that are specific to Atlanta's needs and unique development pattern.
- These solutions should create housing at various price points in every neighborhood.
- We need market-based solutions to meet market demand.
- Creating middle-income housing frees up subsidy for those that need it most.



# Part of a larger affordable housing strategy

- Creation of \$100M Housing Bond
- Inclusionary Zoning: Beltline, Stadium neighborhoods, Westside Park
- Tax tools: Lease Purchase Bond, Urban Enterprise Zone, Tax Allocation Districts
- Initiate development of affordable housing on public land
- Create a Housing Innovation Lab





# Unbundling parking costs from housing costs

- Atlanta requires that residential properties have a minimum number of parking spaces
- "Parking minimums" can add significant costs to new housing development
- Costs are normally passed on to renters and homeowners
- The zoning code currently overregulates parking leading to an excess of costly, underused parking



# Proposed changes to parking requirements

- Removes residential parking requirements in primary zoning districts including:
  - 1- and 2-fam districts (except R1-R3)
  - Multi-fam districts
  - Mixed-use districts
- Maintains non-residential parking requirements
- Keeps parking requirements in SPIs and other special districts



# More flexible accessory dwelling units

- Provide **moderate-income housing options** to the Atlanta market
- Create **variety of price-points in single-family areas** with limited options
- Aligns with **historic development pattern** of most Atlanta neighborhoods
- Allow **homeowners to create wealth** while producing much-needed housing



# Proposed changes to ADUs

- **Allows** ADUs to be attached to the main dwelling (50% of main or 1000 sq. ft.)
- **Allows** ADUs in R4B, already permitted in R4, R4A, R5 + some SPIs
- **Allows 3 total units in R5:** i.e. Duplex + ADU, Single-Fam + 2 ADUs
- **Increases** ADU max size from 750 sq. ft. to 1000 sq. ft. max for detached ADUs



# Additional proposed changes to ADUs

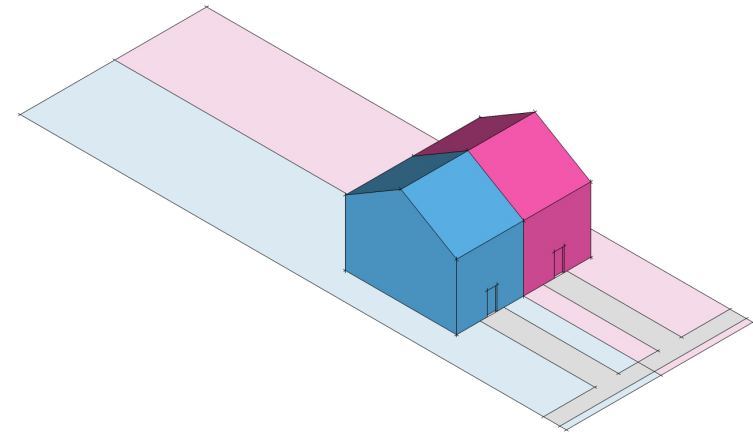
- **Size control:** ADUs will now count toward total floor area ratio allowance (FAR)
- **For-sale option** available to both attached and detached ADUs
- **Increases** detached ADU height from 20ft to 24ft
- **Changes** ADU rear and side setback in R4/R4A/R4B to 4ft (already in R5)



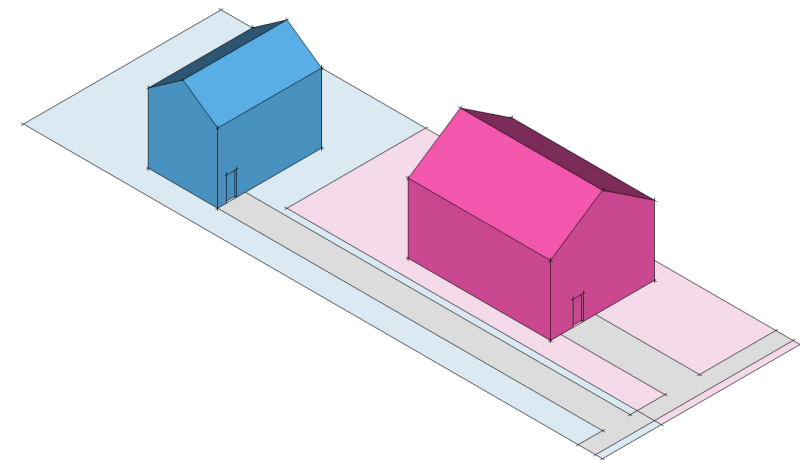
# For-sale accessory dwellings

- Zero-lot-line is a zoning tool that allows for a lot to be divided for ownership purposes while *maintaining the development controls* of the parent lot. It is **NOT** a **formal subdivision**.
- This is already **used regularly in R5** for duplexes in Atlanta.
- Allowing zero-lot-line for ADUs would:
  - Make ADU construction **easier to finance** (ADU could be collateralized)
  - Create **more affordable ownership** opportunities

**Already allowed in R5**



**Proposed in R4/R4A/R4B/R5**



# Making MR-MU work better

- MR-MU was designed in the spirit of historic small apartments in 1-2 family areas, but it **needs stronger controls**.
- The initial MR-MU district did not include common single-family controls like **front yard setbacks** or **lot coverage maximums**.
- The district also did not allow for 1-3 unit dwellings or multiple structures, **limiting the flexibility of the district**.
- An improved MR-MU would foster a **healthier, more diverse** housing ecosystem.



# Baking affordability into MR-MU

- **Downzones** from 4-12 units to 1-4 units.
- **Creates** optional Density Bonus with 20-year affordability period:
  - **5-8 units** if 1 is rented at 60% AMI or sold at 80% AMI
  - **9-12 units** if 2 are rented at 60% AMI or sold at 80% AMI
- **Adds** maximum unit sizes

Unit	Maximum size
1 <sup>st</sup> unit	2500 sq. ft.
2 <sup>nd</sup> unit	2000 sq. ft.
All other units	1500 sq. ft.





# Designing MR-MU to fit in with existing neighborhoods

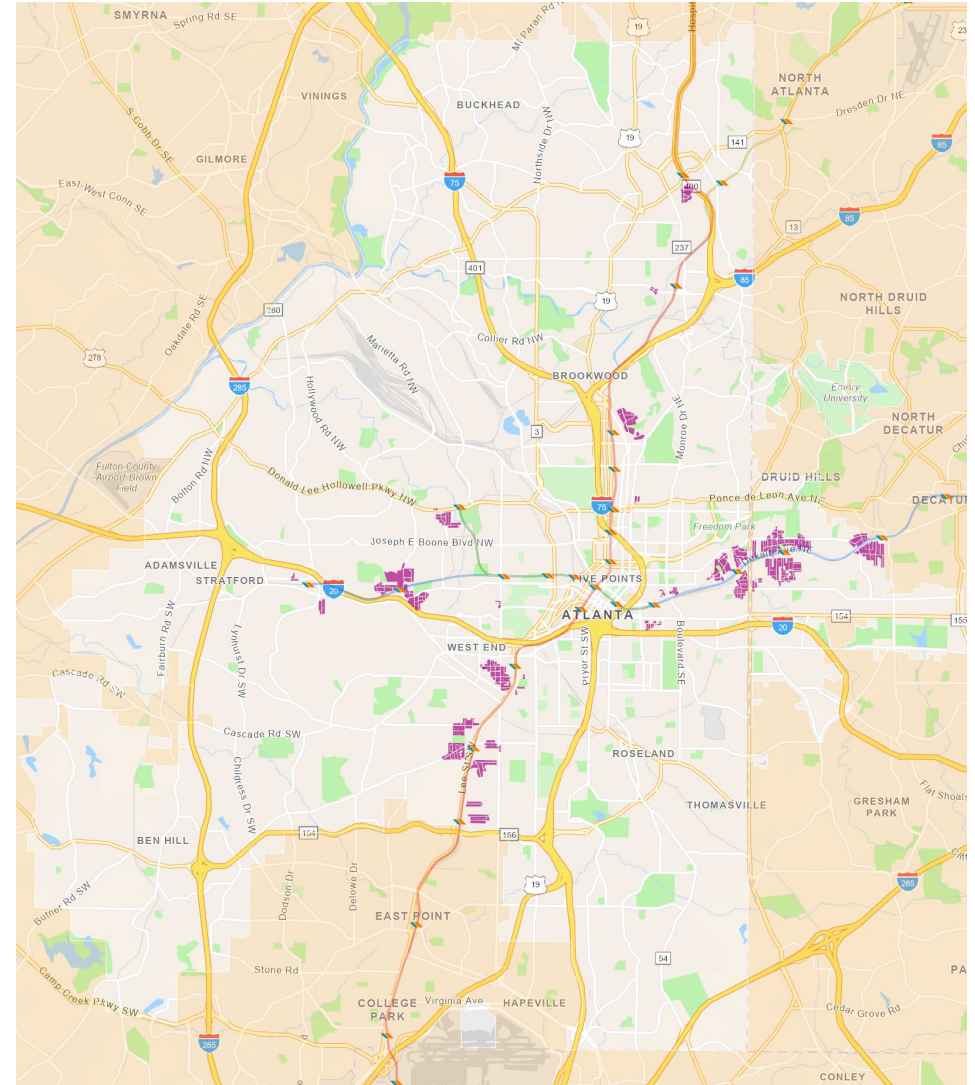
- **Increases** minimum lot size from 2,000 sq. ft. to 5,000 sq. ft.
- **Increases** minimum street frontage requirement from 25 ft. to 40 ft.
- **Adds** front setback of 25 ft (could be shorter if block has shorter setbacks)
- **Adds** porch requirement when most on block have porches
- **Keeps** 35ft height limit
- **Creates** variable lot coverage
  - 55% for 1-4 units
  - 60% for 5-8 units (affordability required)
  - 65% for 9-12 units (affordability required)
  - 5% preservation bonus



Cottages on Vaughn - Clarkston

# Proactive rezoning vote **DELAYED**

- The proactive rezoning legislation Z-21-73 has been **delayed** to:
  - **Give additional time** for more neighborhood discussions about the proposed parcels in the rezoning
  - Allow for the changes to the MR-MU district proposed in Z-21-74 **to pass ahead of the rezoning** of specific parcels
- City Planning will host **meetings with the impacted neighborhoods** over the next few months to discuss.
- NPU vote on Z-21-73 will likely occur in **early 2022**.



# Legislative Timeline

- **October:** NPU vote on ordinance 21-O-0456 (Z-21-74)
- **October 27:** Z-21-74 will go before Urban Design Commission for review
- **November 4:** Zoning paper Z-21-74 goes before Zoning Review Board
- **November 29:** City Council Zoning Committee vote on Z-21-74
- **December 6:** Final City Council Vote on ordinance Z-21-74
- **Early 2022:** Finalize proactive rezoning near transit with neighborhoods and move forward for NPU, ZRB, and City Council vote

# Questions?

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