

RESIDENTIAL SCALE

Z-07-44





City Of Atlanta
Department of Planning & Community Development



RESIDENTIAL SCALE: What is the legislation?

An text amendment to the zoning ordinance which seeks to:

- Respond to numerous concerns that the current City Zoning Ordinance presently includes a number of inconsistent or unclear regulations regarding height, scale and appearance of structures in residential districts (R-1 through R-5).
 - By clarifying existing confusing language
 - By addressing consistently significant concerns related to residential scale
 - By codifying existing City practices



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RESIDENTIAL SCALE: What is the approach?

Many participated to attempt to reasonably address these issues including representatives from:

- The Atlanta Chapter of the American Institute of Architects
- The Atlanta Planning Advisory Board
- The Greater Atlanta Home Builders Association
- The Georgia Chapter of the American Planning Association
- The Atlanta Chapter of the National Association of the Remodeling Industry
- The Georgia State University Heritage Preservation Program
- The Georgia Trust for Historic Preservation
- The Atlanta Preservation Center
- ...and various realtors
- ...and various citizens



From Spring 2006 to January 2007- the diverse group held public forums to solicit concerns by NPUs and citizens in order to publish a comprehensive set of recommendations to the City.

From January 2007 to March 2007- the City met with various stakeholders to develop the language for the zoning ordinance revisions attempting to balance any new protective regulations with existing development rights. In March, Z-07-44 was introduced during a session of the City of Atlanta Zoning Committee.

From April 2007 through July 2007- NPUs reviewed and commented on the ordinance.



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RESIDENTIAL SCALE:

What does it NOT propose?



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RESIDENTIAL SCALE: Summary of common misconceptions

- Not designed to serve a specified limited number of neighborhoods.
- Not designed to impact a specified limited number of neighborhoods.
- Does not impact existing residential dwellings for any renovation.
- Not designed to significantly impact existing residential dwellings for any addition.
- Does not include basement crawl spaces for FAR calculation.
- Does not include basements which are predominately underground for FAR calculation.
- Does not include porches, stoops, decks for FAR calculation.
- Does not include uninhabitable (due to height) attic spaces for FAR calculation.
- Does not include the full habitable portion (due to height) of attic spaces for FAR calculation.
- Does not change any definition of lot coverage.
- Does not decrease maximum lot coverage allowed (in R-4A, R-4B).
- Does not change maximum allowed height of fences and walls.
- Does not change the maximum height of allowed height of a residential structure.



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RESIDENTIAL SCALE:

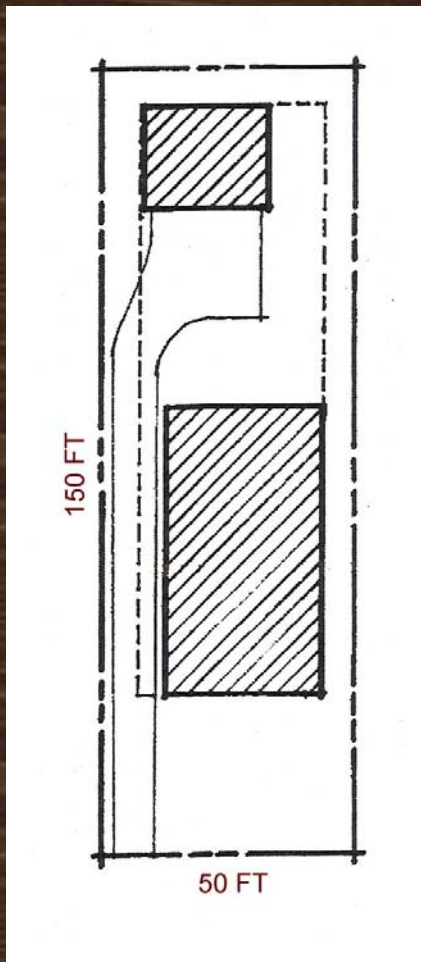
What does it propose?



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RESIDENTIAL SCALE: Review of FAR



Calculating Floor Area Ratio (FAR)

Calculation = Net Lot Area x FAR

Net Lot Area = 50ft x 150ft = 7,500 sf

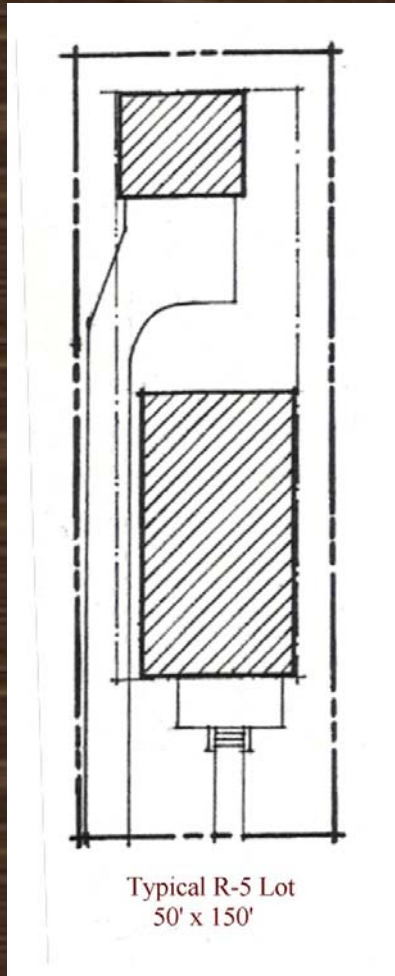
FAR = 7,500 sf x 0.50 = 3,750 sf



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RESIDENTIAL SCALE: Review of Lot Coverage



Calculating Maximum Lot Coverage

Max. Lot Coverage =

$$50\% \times 7,500\text{sf Lot Area} = 3,750\text{sf allowed}$$

Impervious Surfaces

House (30' x 55'): 1,650sf

Garage (20' x 25'): 500sf

Porch (10' x 20'): 200sf

Pavement/walkways: 1,320sf

Total Coverage: 3,670sf

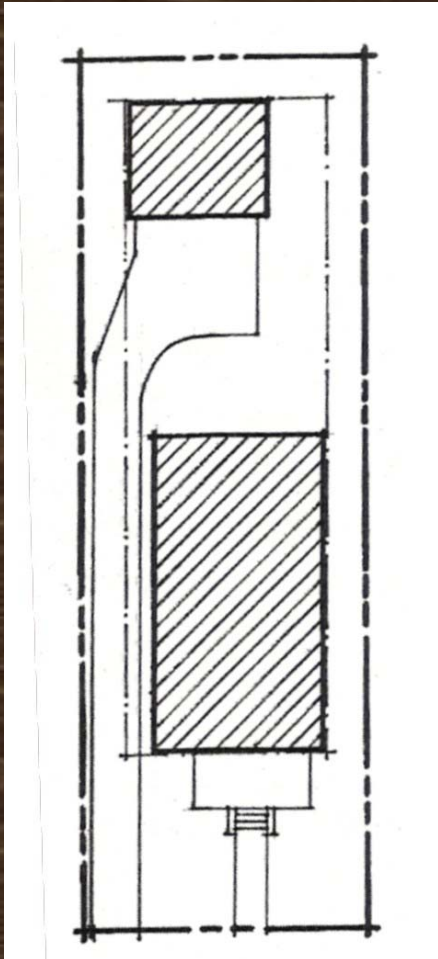


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RESIDENTIAL SCALE: Review of Modifications to Ordinance

R-4A Single Family District



Net Lot Area (NLA): 7,500sf
FAR Max.: 0.50
Max. Lot Coverage: 55%

Calculations:

Max FAR: $0.50 \times 7,500\text{sf} = 3,750\text{sf}$ allowed

Max. Lot Coverage: $55\% \times 7,500\text{sf}$ lot area = 4,125sf allowed

Impervious Surfaces

House (30' x 55'): 1,650sf

Garage (20' x 25'): 500sf

Porch (10' x 20'): 200sf

Pavement/walkways: 1,320sf

Total Coverage: 3,670sf

Total Lot Coverage Provided:

3,670sf / NLA = 49%



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RESIDENTIAL SCALE: Review of Modifications to Ordinance

R-4B Single Family District

Net Lot Area (NLA): 2,800sf
FAR Max.: 0.75
Max. Lot Coverage: 85%

Calculations:

Max FAR: $0.75 \times 2,800\text{sf} = 2,100\text{sf}$ allowed

Max. Lot Coverage: $55\% \times 2,800\text{sf}$ lot area = 2,380sf allowed

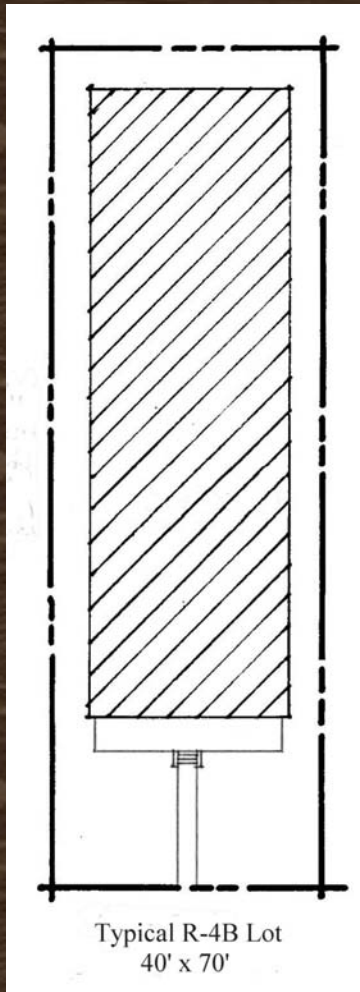
Impervious Surfaces

House (30' x 45'): 1,350sf

Porch (10' x 30'): 300sf

Pavement/walkways: 730sf

Total Coverage: 2,380sf



Typical R-4B Lot
40' x 70'



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RESIDENTIAL SCALE: Review of Modifications to Ordinance

R-5 District (single-family)

Net Lot Area (NLA): 7,500sf

FAR Max.: 0.50

Max. Lot Coverage: 55%

Calculations:

Max FAR: $0.50 \times 7,500\text{sf} = 3,750\text{sf}$ allowed

Max. Lot Coverage: $55\% \times 7,500\text{sf lot} = 4,125\text{sf}$ allowed

Impervious Surfaces

House 2,750sf

Driveway 800sf

Garage 400sf

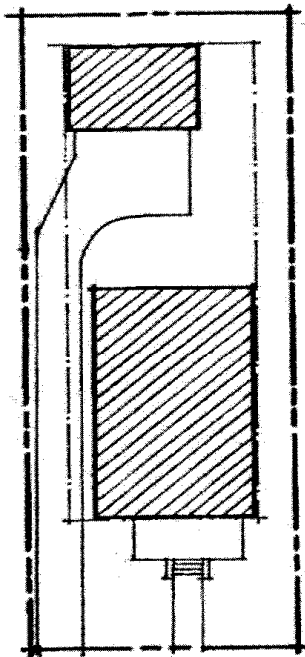
Porch 60sf

Pavement/walkways: 80sf

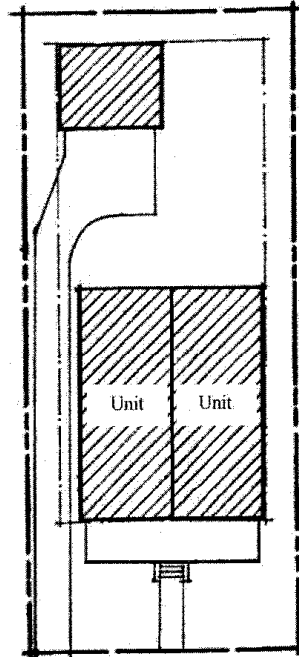
Total Coverage: 4,090sf

Total Lot Coverage Provided:

4,090sf / NLA = 55%



R-5 Typical Lot
50' x 150'



Typical R-5 Lot
50' x 150'



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RESIDENTIAL SCALE: Review of Modifications to Ordinance

R-5 District (two-family)

Net Lot Area (NLA): 7,500sf

FAR Max.: 0.60

Max. Lot Coverage: 55%

Calculations:

Max FAR: $0.60 \times 7,500\text{sf} = 4,500\text{sf}$ allowed

Max. Lot Coverage: $55\% \times 7,500\text{sf lot} = 4,125\text{sf}$ allowed

Impervious Surfaces

House 2,750sf

Driveway 800sf

Garage 400sf

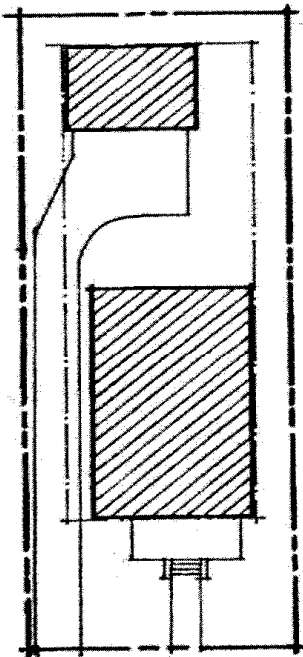
Porch 90sf

Pavement/walkways: 80sf

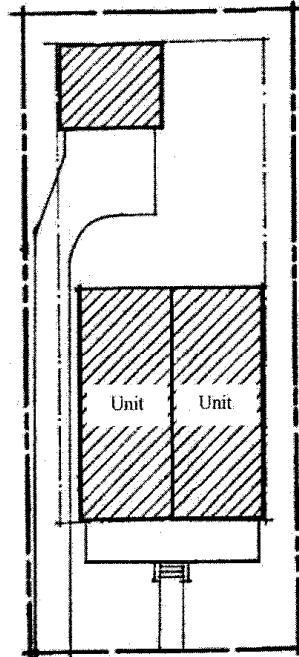
Total Coverage: 4,120sf

Total Lot Coverage Provided:

4,120sf / NLA = 55%



R-5 Typical Lot
50' x 150'



Typical R-5 Lot
50' x 150'



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RESIDENTIAL SCALE: Review of Modifications to Ordinance FAR and Lot Coverage- Summary

- R-1 through R-5: Floor Area Ratio (FAR) maximum requirements clarified to calculate by the net lot area.
- Create maximum Lot Coverage for R-4B.
From no limit to 85% of the net lot area.
- Increase maximum Lot Coverage for R-4A and R-5.
From 50% to 55% of the net lot area.
- Clarify and create new maximum FAR for R-5.
From 0.50* to 0.50 (single-family) or .60 (duplex)



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RESIDENTIAL SCALE: Review of Modifications to Ordinance
FAR and Lot Coverage- Current regulations

- Lot Coverage:

R-4A: 50% R-4B: no max R-5: 50%

- Floor Area Ratio:

R-4A: 0.50 R-4B: no max R-5: .50*

* plus 750 square feet for an accessory dwelling



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RESIDENTIAL SCALE: Review of Modifications to Ordinance
FAR and Lot Coverage- New uniform and reasonable regulations

Conforming Lots

• Lot Coverage:

R-4A: 55%

R-4B: 85%

R-5: 55%

• Floor Area Ratio:

R-4A: 0.50

R-4B: 0.75

R-5: .50 (single-family)*
.60 (duplex)

* plus 750 square feet for an accessory dwelling

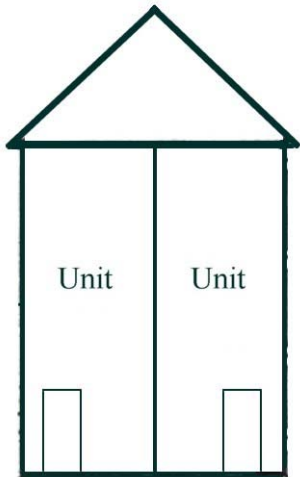


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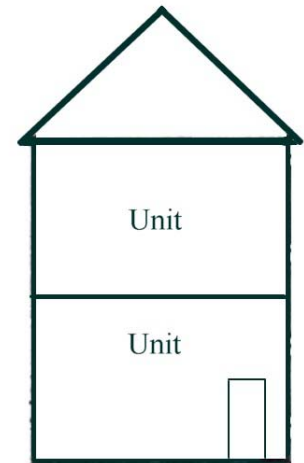


RESIDENTIAL SCALE: Review of Modifications to Ordinance

R-5 Duplex – Unit Types



Two Units
Side by Side



Two Units Stacked





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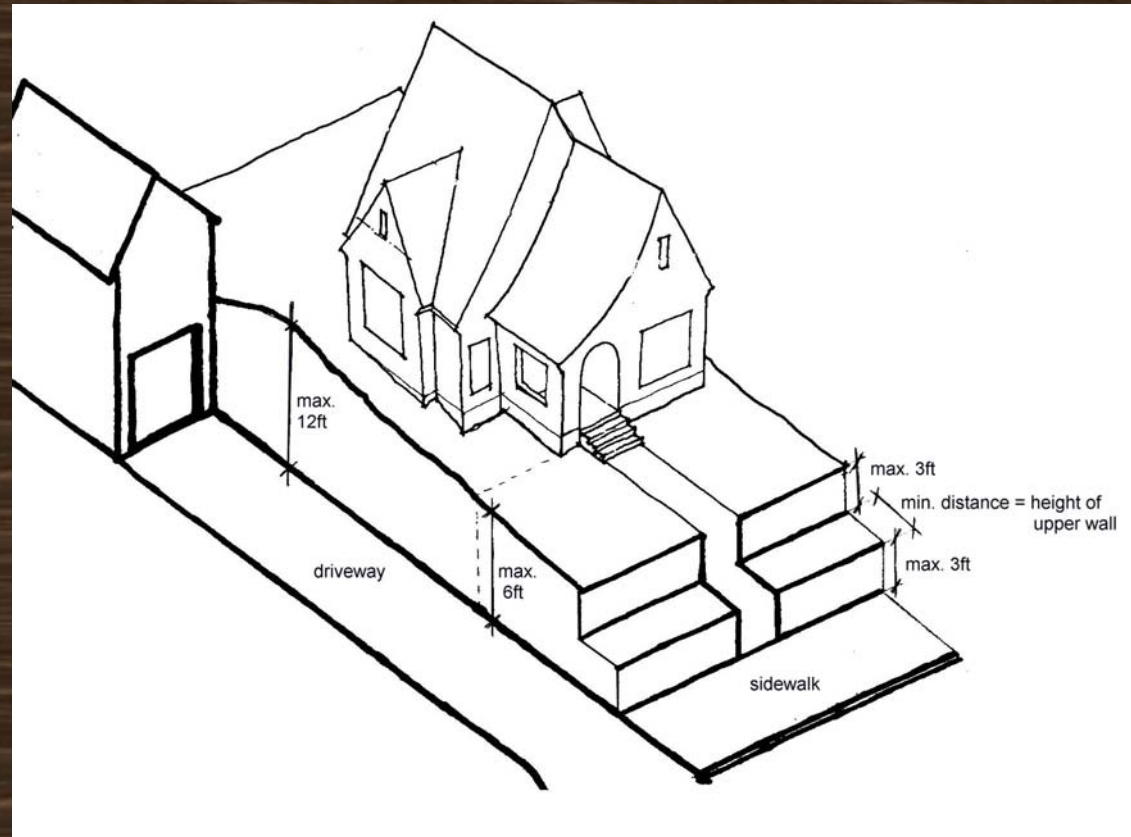


RESIDENTIAL SCALE: Review of Modifications to Ordinance

Walls and fences

When adjacent to a street:
Only two (2) retaining walls with a maximum height of three (3) feet each are allowed with the walls separated by a distance equal to the upper wall height.

When in a side or rear yard:
Only two (2) retaining walls with a maximum height of six (6) feet each are allowed with the walls separated by a distance equal to the upper wall height.



Driveways: Where justified for topographic reasons an allowance of a maximum retaining walls height of six (6) feet when adjacent to a street; or 12 feet in a side and rear yards for a required driveway.



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RESIDENTIAL SCALE: Review of Modifications to Ordinance
Walls and fences



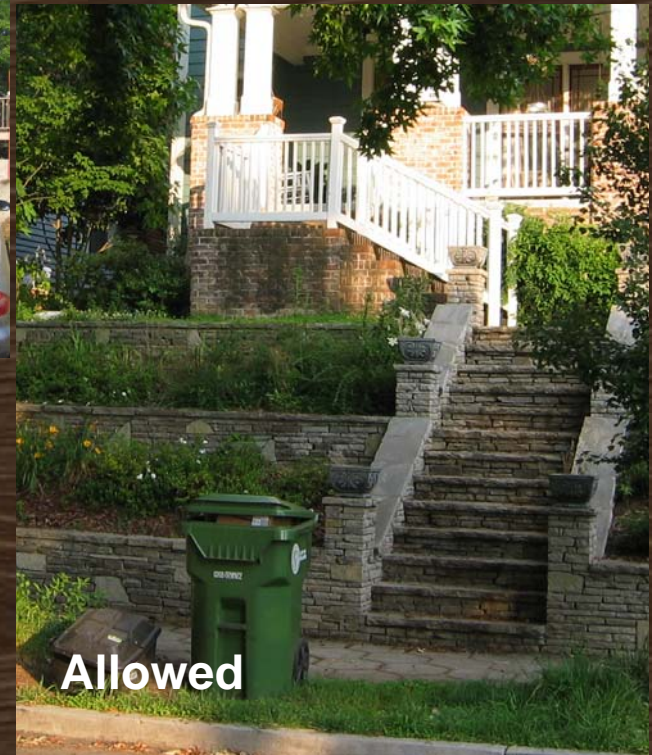
Not Allowed



Allowed



Not Allowed



Allowed



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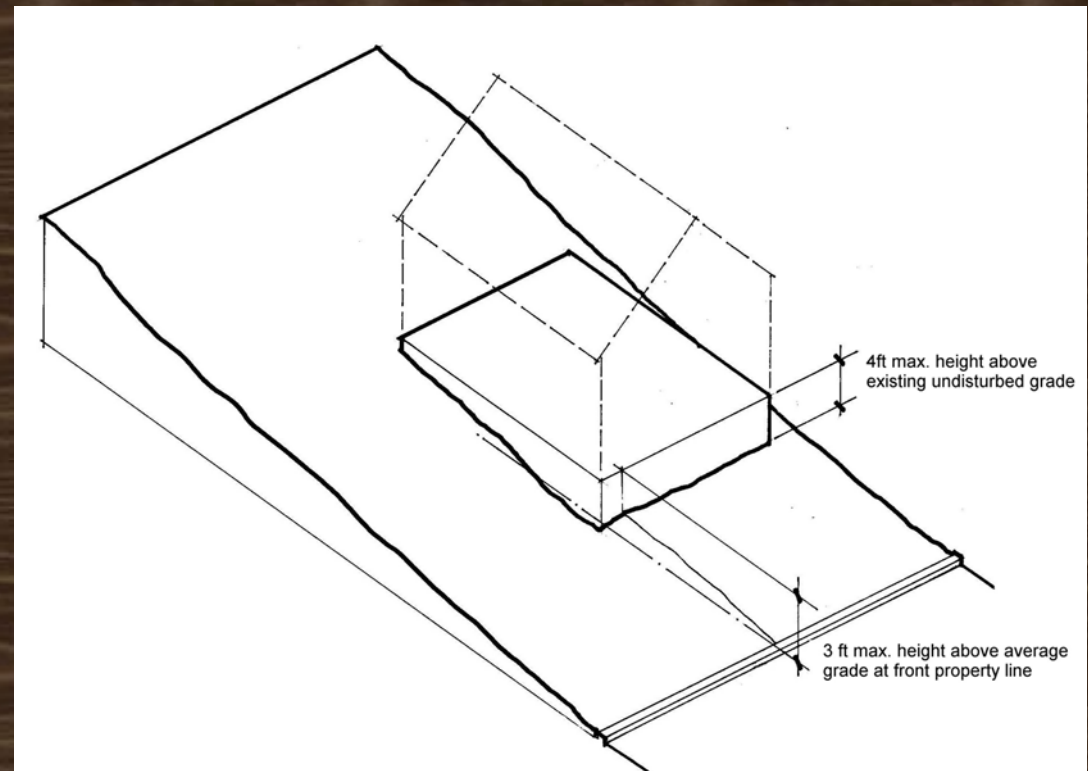


RESIDENTIAL SCALE: Review of Modifications to Ordinance

Height of Main Floor Level

Defining and regulating the main floor level to be the greatest of the following either:

- Four (4) feet above the existing undisturbed grade of the lot;
- Three (3) feet above the average grade at the property line adjacent to a street; or
- Three (3) feet above the main floor level of an existing structure to be demolished.





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RESIDENTIAL SCALE: Review of Modifications to Ordinance

Height of Main Floor Level

Not to be allowed



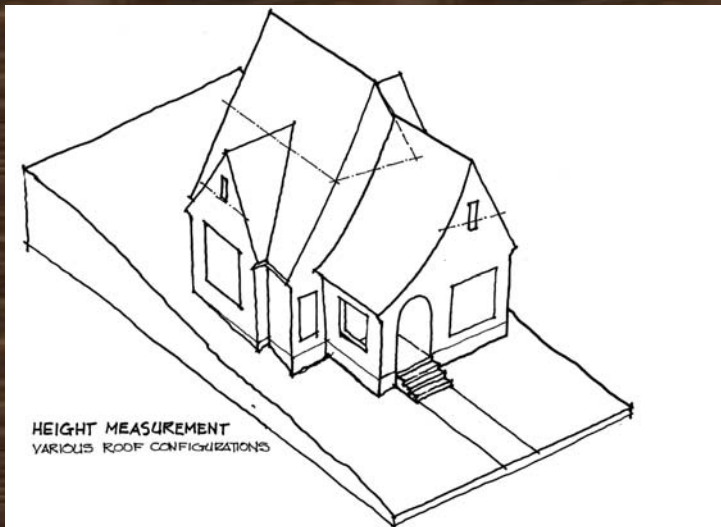
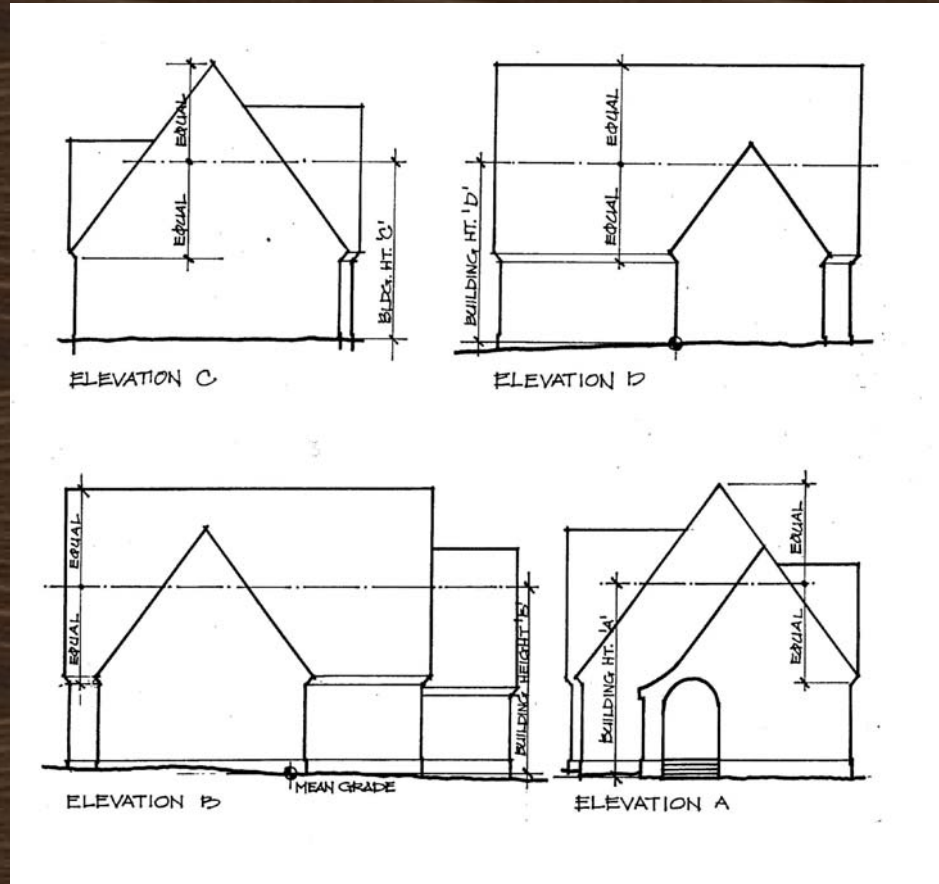


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RESIDENTIAL SCALE: Review of Modifications to Ordinance Clarifying Maximum Height Allowed

The average building height of all elevations measured from the point of the average finished grade level to the average level between the lowest roof point to the highest roof point without regard to an intervening roof peak.





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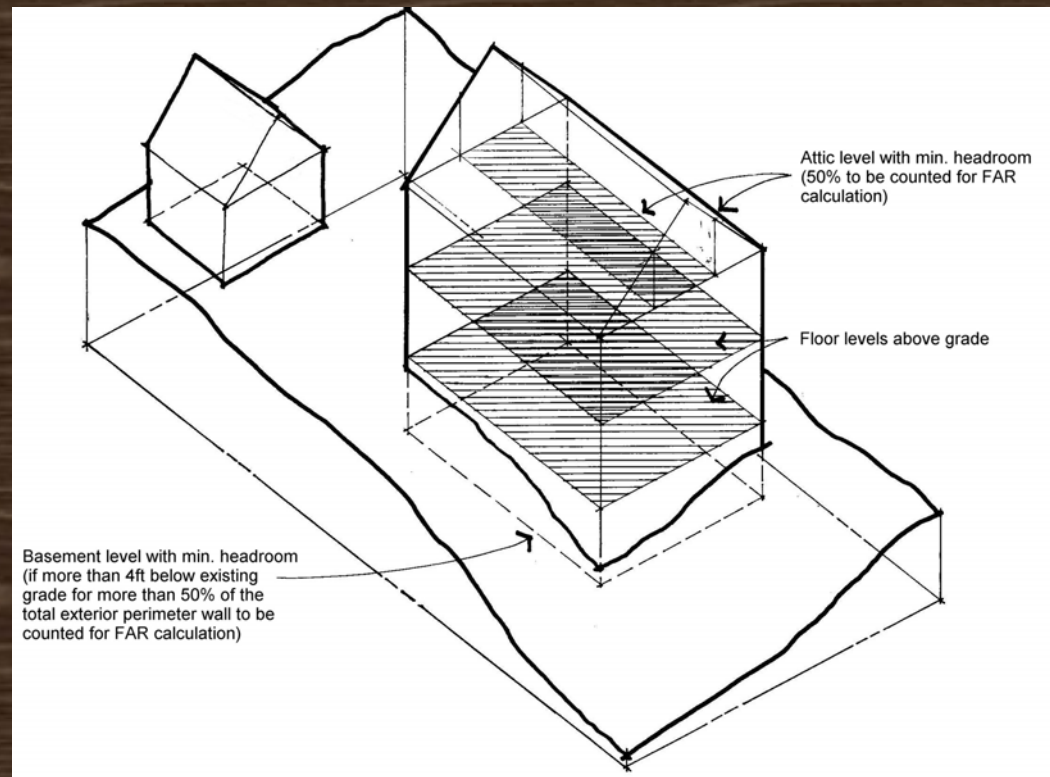


RESIDENTIAL SCALE: Review of Modifications to Ordinance

Floor Area Calculation - Attics and Basements

Floor area ratio to now include basement space and attic space as defined below:

- Attics: 50% of the habitable area of minimum headroom requirements measured vertically from the top of the ceiling joists below to the underside of the roof rafter above.
- Basements: all habitable area of minimum headroom requirements which are more than four (4) feet below existing grade for more than fifty (50%) percent of the total exterior perimeter walls.





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RESIDENTIAL SCALE: Review of Modifications to Ordinance Floor Area Calculation- Attics and Basements

Basements:
Not to be allowed
(without being
calculated in floor
area calculation)





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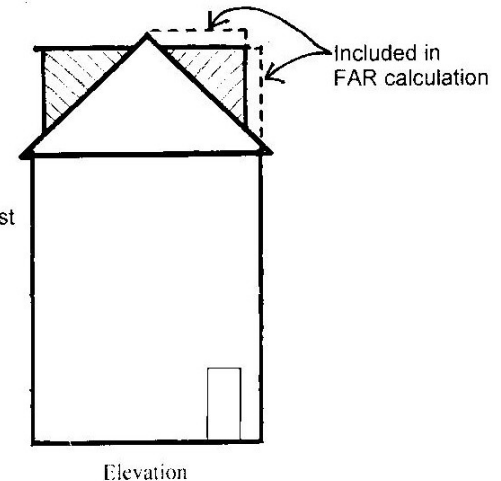
RESIDENTIAL SCALE: Review of Modifications to Ordinance Renovation /Addition to Existing Basements & Attics

Existing structures undergoing renovation to attics and basements will not be impacted by new FAR maximum calculations so long as meeting certain criteria:

- Basement renovation/addition does not:
 - (a) expand the footprint of the existing structure; or
 - (b) expose existing walls to be more than four (4) feet below existing grade for more than fifty (50%) percent of the total exterior perimeter walls to be exposed.
- Attic renovation/addition does not:
 - (a) Increase the existing height of the highest point or main ridgeline of the main roof structure of the highest story; or
 - (b) Provide new dormers that (i) engage the main ridge line of the main roof structure; or (ii) interrupt the primary eave line; or (iii) occupy more than forty (40%) percent of the total surface area of the roof plane on which it is constructed.

Not included in FAR Calculation if:

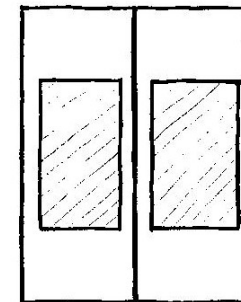
Does not engage the highest ridgeline
or
does not interrupt the primary eave line



Elevation

Not included in FAR Calculation if:

max. 40% roof area



Roof Plan



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RESIDENTIAL SCALE: Public Review and Comment

Summary of NPU Voting:

- 21 Approval
- 3 Denial (NPU's B & E & M)
- 1 No Vote



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RESIDENTIAL SCALE: Summary of NPU Comments

- Modify FAR requirements for small lots in R4A, R4B & R5.
- Define measurement of height of a retaining wall.
- Provide maintenance of and landscaping between retaining walls.
- Clarify basement definition regarding exposing exterior 'day lit' walls.
- Allow setback and main floor level to be based upon existing block context
- Decrease height of combined retaining walls and fences
- Provision design criteria of retaining walls
- Remove R5 duplex design criteria
- Increase R5 duplex design criteria
- Remove attic spaces in FAR calculations
- Increase attic spaces in FAR calculations
- Increase opportunity for existing attic expansion
- Remove basement space in FAR calculations
- Increase basement spaces in FAR calculations
- Maintain existing max height definition (proposed unclear)
- Provide opportunity for neighborhoods to opt out of regulations
- Concern max FAR too low across all categories
- Concern lot coverage is too low across all categories
- Concern of decline in property values due to new FAR calculations
- Opportunity for neighborhoods to opt out of new regulations
- Other non-substantive changes.



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RESIDENTIAL SCALE: Summary of Substitute Ordinance

- Clarify basement definition regarding exposing exterior 'day lit' walls.
- Modify FAR requirements for small non-conforming lots (based on area) in R4A, R4B & R5.
 - Define measurement of height of a retaining wall.
 - Provide maintenance of and landscaping between retaining walls.
 - Other non-substantive changes.



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RESIDENTIAL SCALE: Summary of Substitute Ordinance

Clarify basement definition regarding exposing exterior 'day lit' walls.

“(68) *Basement*: Any habitable area below the main floor level which meets minimum headroom requirements and where no more than fifty (50%) percent of the total exterior perimeter walls are exposed more than four (4) feet from the main floor level finished floor to the immediately adjacent finished grade. Walls created immediately adjacent to required driveways and justified for topographic reasons shall not be counted in said perimeter wall calculations.”



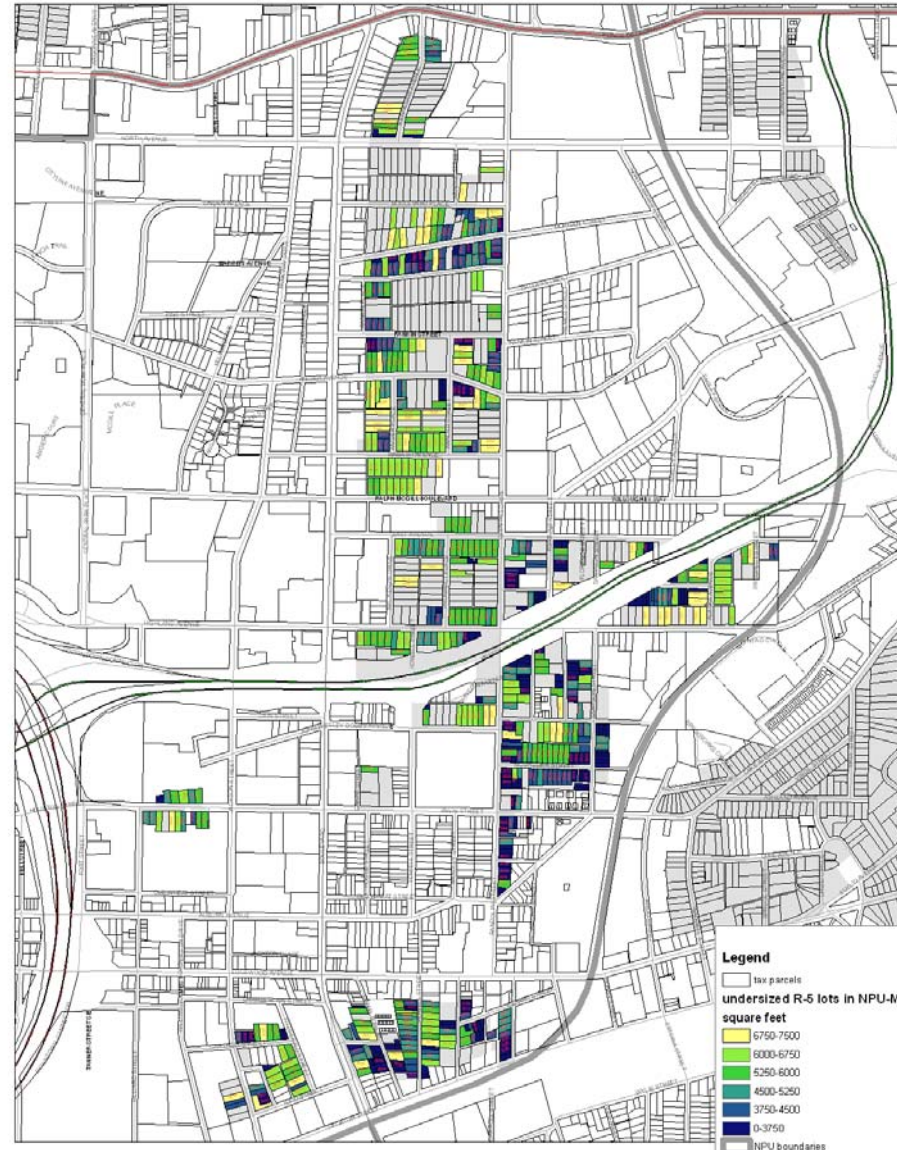
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Location of Non-Conforming Lots in Atlanta:
Old Fourth Ward

Non-conforming R-5 Lots in NPU-M (Old 4th Ward)





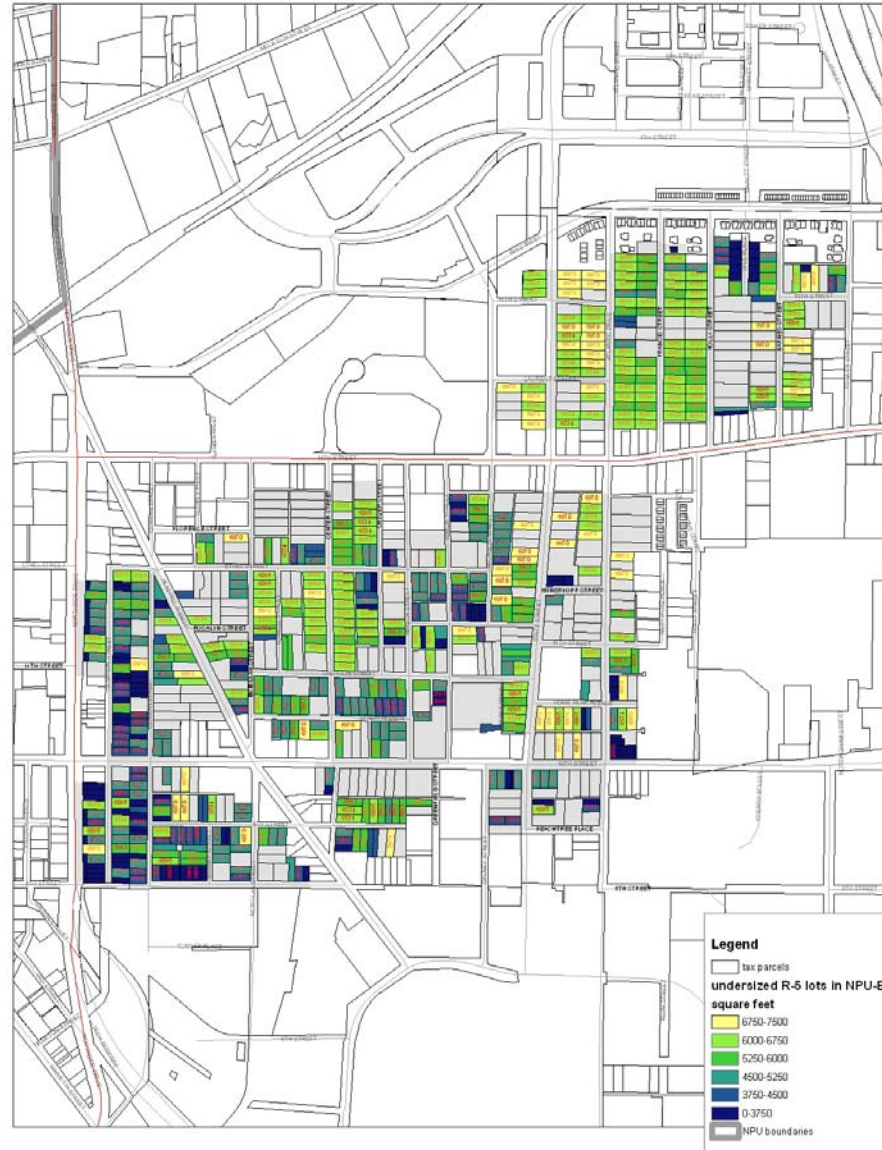
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Location of Non-Conforming Lots in Atlanta:
Home Park

Non-conforming R-5 Lots in NPU-E (Home Park)





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RESIDENTIAL SCALE: Summary of Substitute Ordinance

Modify FAR requirements for small non-conforming lots (based on area) in R4A, R4B & R5.

R-4A

"For a lot which does not meet the minimum lot area requirement described in Section 16-06A.007(1): The maximum floor area shall not exceed the lesser of either:

- 3,750 square feet of floor area; or
- A maximum floor area ratio of 0.65 of the net lot area."

R-4B

"For a lot which does not meet the minimum lot area requirement described in Section 16-06B.007(1): The maximum floor area shall not exceed the lesser of either:

- 2,100 square feet of floor area; or
- A maximum floor area ratio of 0.90 of the net lot area."

R-5

"For a single-family detached dwelling on a lot which does not meet the minimum lot area requirement described in Section 16-07.007(2): The maximum floor area shall not exceed the lesser of either:

- 3,750 square feet of floor area; or
- A maximum floor area ratio of 0.65 of the net lot area."



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RESIDENTIAL SCALE: Substitute Ordinance

FAR and Lot Coverage- New uniform and reasonable regulations

Non-conforming lots (due to size)

- Lot Coverage:

R-4A: 55%

R-4B: 85%

R-5: 55%

- Floor Area Ratio:

R-4A: 0.65

R-4B: 0.90

R-5: .65 (single-family)



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RESIDENTIAL SCALE: Substitute Ordinance

R-5 District examples (single-family)

Net Lot Area (NLA): 5500sf
FAR Max.: 0.65
Max. Lot Coverage: 55%

Calculations:

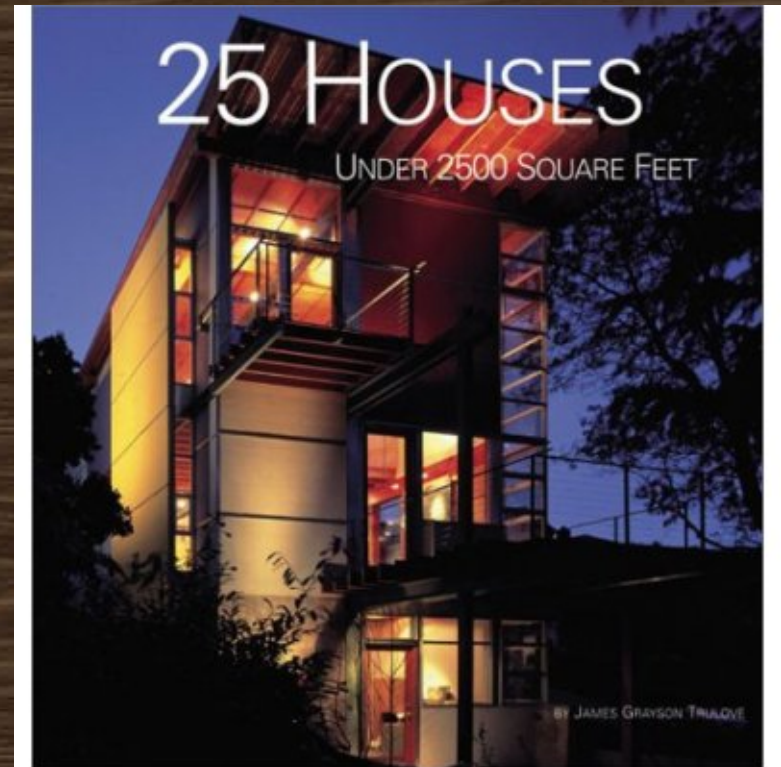
Max FAR: $0.65 \times 5500\text{sf} = 3,575\text{sf}$ allowed
Max. Lot Coverage: $55\% \times 5,500\text{sf lot} = 3,025\text{sf}$ allowed

R-5 District examples (single-family)

Net Lot Area (NLA): 4500sf
FAR Max.: 0.65
Max. Lot Coverage: 55%

Calculations:

Max FAR: $0.65 \times 5500\text{sf} = 2,925\text{sf}$ allowed
Max. Lot Coverage: $55\% \times 4,500\text{sf lot} = 2,475\text{sf}$ allowed





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RESIDENTIAL SCALE: Substitute Ordinance

R-5 District examples (single-family)

Net Lot Area (NLA): 3500sf
FAR Max.: 0.65
Max. Lot Coverage: 55%

Calculations:

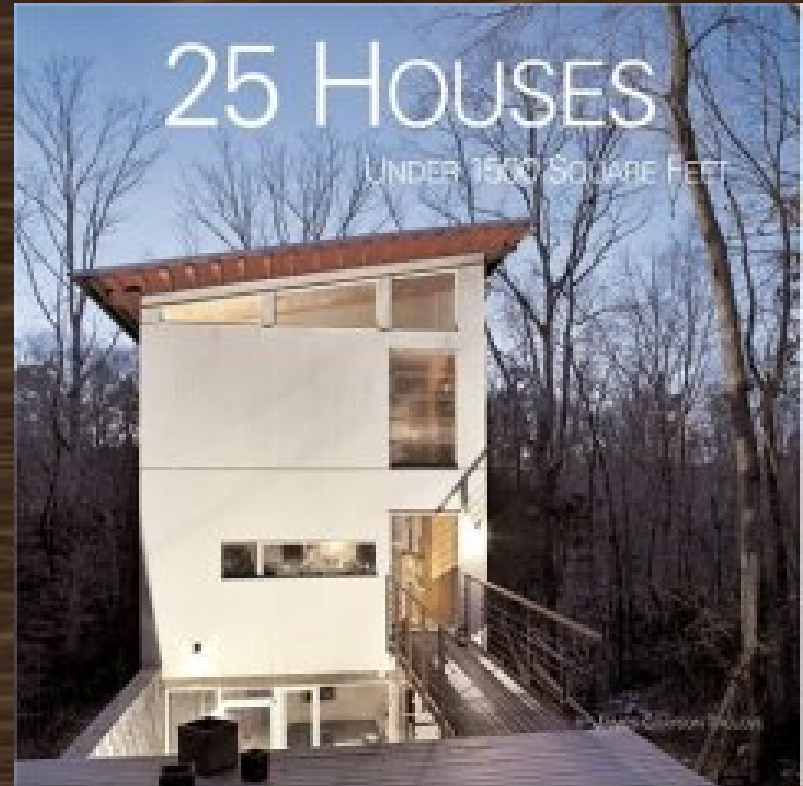
Max FAR: $0.65 \times 3500\text{sf} = 2,275\text{sf}$ allowed
Max. Lot Coverage: $55\% \times 3,500\text{sf lot} = 1,925\text{sf}$ allowed

R-5 District examples (single-family)

Net Lot Area (NLA): 2500sf
FAR Max.: 0.65
Max. Lot Coverage: 55%

Calculations:

Max FAR: $0.65 \times 2500\text{sf} = 1,625\text{sf}$ allowed
Max. Lot Coverage: $55\% \times 2,500\text{sf lot} = 1,375\text{sf}$ allowed



RESIDENTIAL SCALE

Z-07-44

