

BELTLINE OVERLAY DISTRICT



Z-06-121 Beltline Zoning Overlay District Regulations



CITY OF ATLANTA
*Department of Planning
& Community Development*

What is the legislation?

An amendment to the Zoning Ordinance that will:

- Create a new chapter entitled “*Beltline Overlay District*”
- Establish regulations for the district
- Establish a map outlining the boundaries of the overlay district



EXCLUDED

Property zoned R-1 (Single family Residential) through R-5 (Two-family Residential) and recognized as a lot of record at the time of adoption of the legislation.

EXCLUDED

R-1, R-2, R-2A, R2B, R3, R3A, R4, R4A and R5



Why is this legislation needed?

- The Beltline project has been designated as a major planning initiative and is anticipated to serve as a catalyst for economic and community development throughout the City.
- The Beltline concept provides a unique opportunity to transform Atlanta via visionary use of its rail legacy, improve the quality of life for all residents, connect neighborhoods with parks, trails, transit and transportation, and ensure growth across livable neighborhoods.
- The legislation provides a framework to accomplish this by establishing urban design regulations to guide development within the Beltline planning area.



Beltline Implementation – What is the Approach?

Phase I (underway): Adopt the Beltline Overlay Zoning District as the overall guide for development activity

Phase II (future): Prepare Study Area Plans

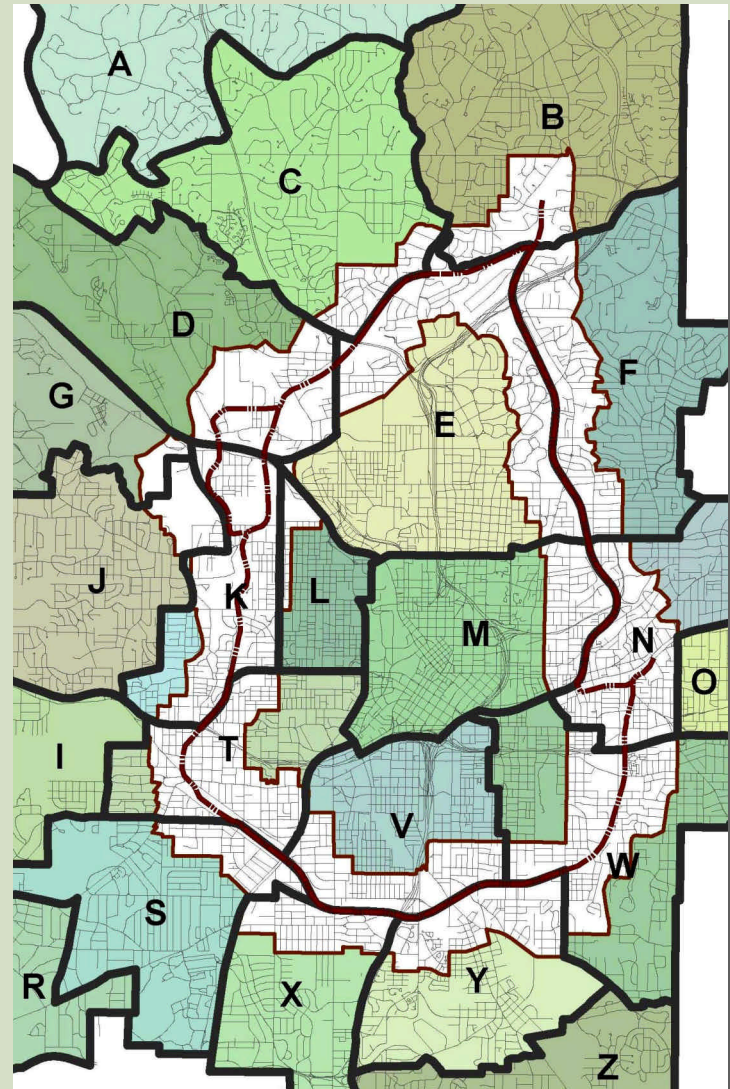
- Land Use
- Density
- Urban Design
- Historic Preservation
- Evaluation of existing Plans

Phase III (future): Implement Plan Recommendations



Beltline Overlay District Size and Location – Who is Impacted?

- **17 NPUs.**
B, C, D, E, F, G, J, K, L, M, N,
S, T, V, W, X, & Y
- 45 neighborhoods
- 22 mile rail loop
- Beltline Overlay District is roughly ½ mile on either side of Beltline corridor (following streets and property lines)



Beltline Overlay District: What is the Intent?

To establish a zoning district superimposed on the existing underlying zoning district, but having validity in governing the use of the property.

To establish a set of regulatory criteria relating to certain characteristics that anticipates manages and encourages quality development opportunities in the Beltline planning area.



Beltline Overlay District: Policy Intent

- *Preserve and revitalize existing neighborhoods*
- *Preserve a continuous corridor for transit, trails, and greenspace*
- *Promote a pedestrian-oriented built environment*
- *Encourage a grid of interconnected streets and small urban blocks*



Beltline Overlay District: Policy Intent

- *Preserve historic physical character of industrial districts*
- *Promote adaptive-reuse of historic structures*
- *Encourage shared parking and alternative modes of transportation*
- *Support greenspace*



Beltline Overlay District: What Does it Propose?

- *Boundaries*
- *Procedures*
- *Provisions for variations*
- *Permitted uses governed by underlying zoning district*
- *Permitted accessory uses and structures customarily and clearly incidental to underlying zoning district*



Beltline Overlay District: What Does it Propose?

- *Development Controls*
 - *Transitional uses and yards*
 - *Open space requirements and incentives*
 - *Site limitations*
 - *Sidewalks*
 - *Supplemental zone*
 - *Relationship of building to street*
 - *Loading and associated areas*
 - *Driveway configuration*
 - *Lighting, security and maintenance requirements*
 - *Landscaping requirements*
 - *Off-street bicycle parking requirements*
 - *Off-street parking requirements*
 - *Pedestrian bridges and tunnel requirements*



Beltline Overlay District: What it does not Propose!

DOES NOT:

- *Change the existing underlying zoning for any property within the proposed boundaries –*
EXISTING ZONING WILL REMAIN IN PLACE
- *Change **DENSITIES** or **PERMITTED USES** –*
DENSITY AND USE WILL REMAIN GOVERNED BY UNDERLYING ZONING



Beltline Overlay District: What it does not Propose!

DOES NOT:

- *Affect properties zoned R-1 through R-5 (**SINGLE-FAMILY & TWO-FAMILY**) **PROPERTIES ARE EXCLUDED FROM THE OVERLAY DISTRICT REGULATIONS***
- *Replace **HISTORIC DISTRICTS** or **LANDMARK status***
- *Impact **INTERIOR RENOVATIONS***



BELTLINE DISTRICT DESIGN STANDARDS



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The design standards in the Beltline Overlay Zoning District are modeled on the standards currently included in many of the City's existing zoning districts:

NC (Neighborhood Commercial)

MR (Multi-family Residential)

LW (Live Work)

MRC (Mixed Residential Commercial)

SPI (Special Public Interest)

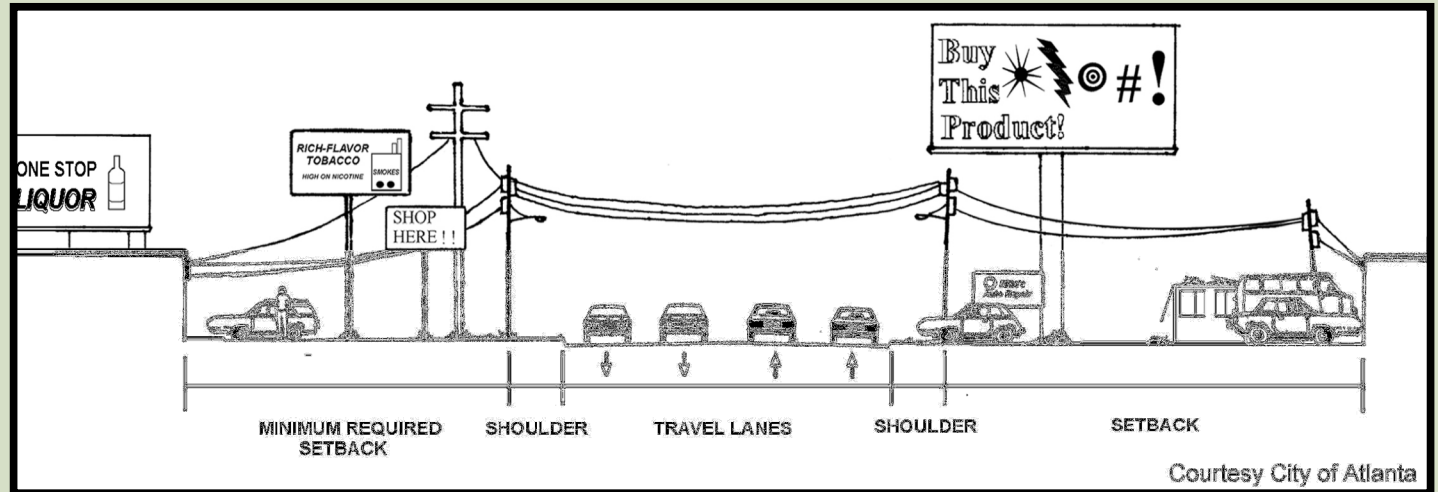
The standards in these district focus primarily on the creation of pedestrian-oriented building forms consistent with local scale and character in addition to friendlier urban streetscapes.

Examples of application of these standards can be found throughout the four quadrants of the City.

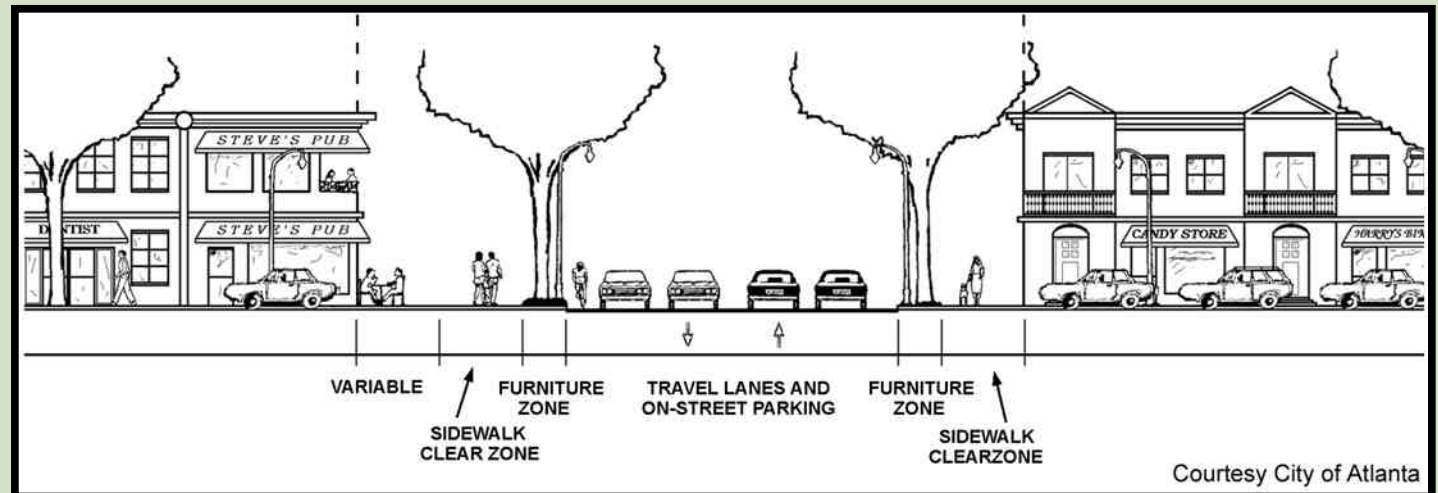


STREETSCAPES

existing



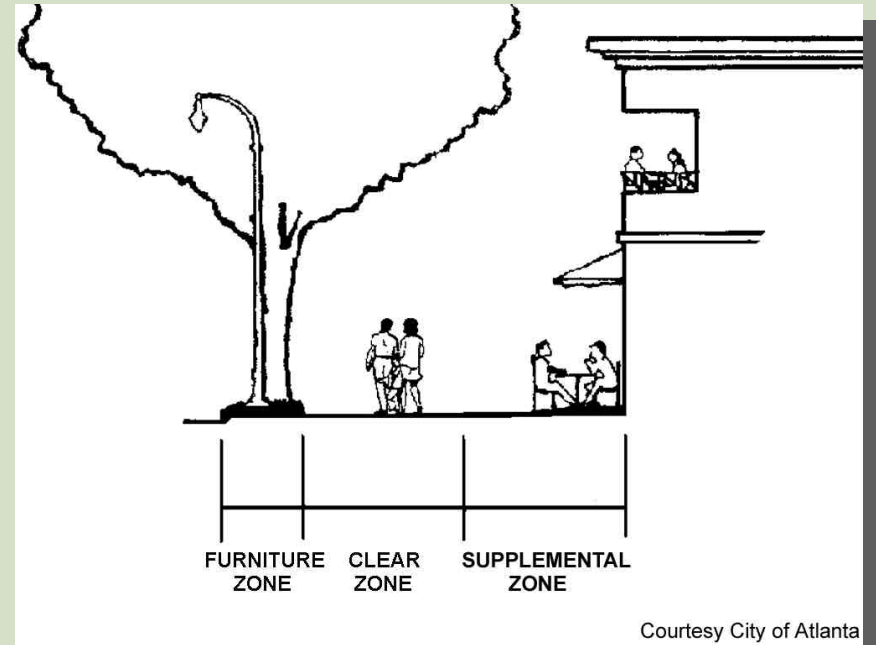
proposed



SIDEWALKS AND STREET TREES

Sidewalks required along all streets and consist of:

- *street furniture & tree planting zone (5ft minimum width)*
- *clear zone (10ft minimum width)*
- *supplemental zone (minimum width varies per use)*
- *Street trees evenly-spaced*



SUPPLEMENTAL ZONES

Supplemental zone- the area between any building and the back of the required sidewalk, when no intervening building exists.

- *Residential supplemental zones accommodate landscaping, stoops, bay windows and other similar residential elements.*
- *Commercial supplemental zones accommodate outdoor dining, retail merchandise display and additional plaza areas for pedestrians.*

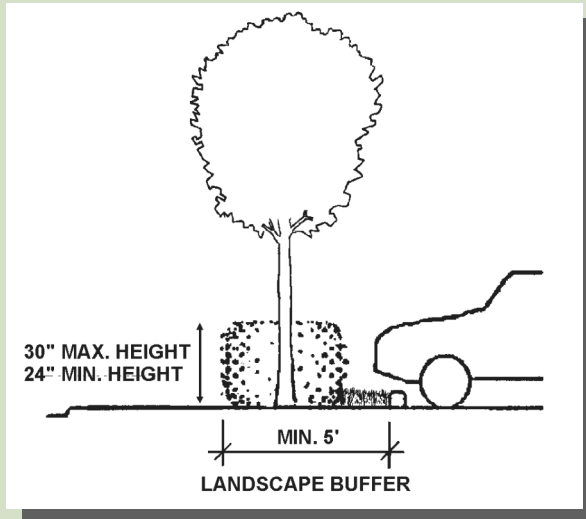


RELATIONSHIP OF BUILDING to STREET OR BELTLINE

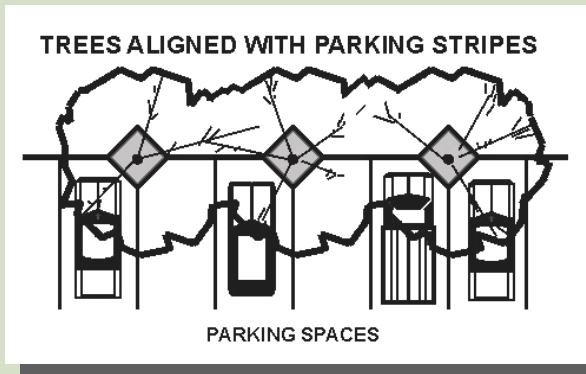
- *Entrances:*
 - *Face and be visible from the street, and directly accessible from the public sidewalk, supplemental zone, plaza or Beltline*
 - *Provide individual entrances when there are more than 4 ground floor residential units*
- *Facades:*
 - *Minimum of clear glass storefront windows for commercial uses at the street-level building façade*



PARKING LOTS and LANDSCAPE BUFFERS

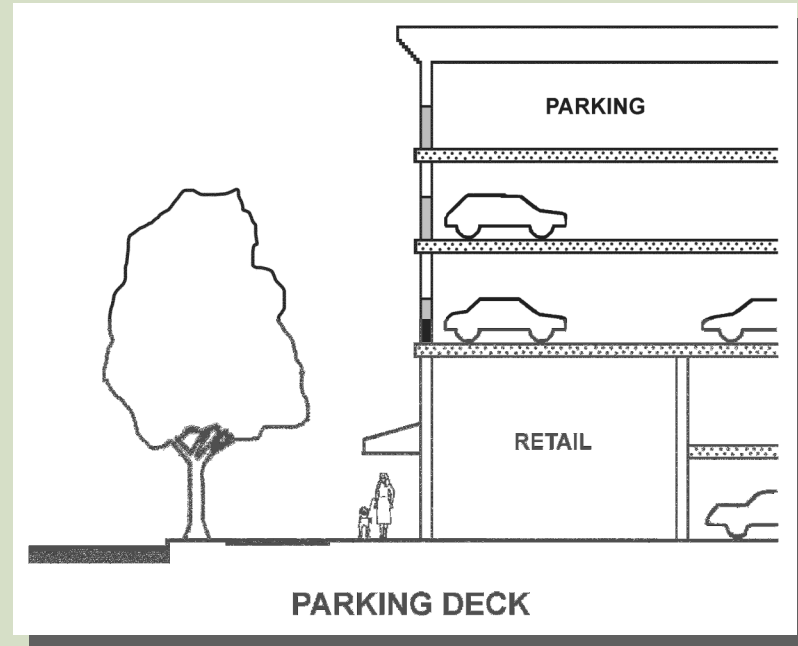


- *Parking located to the rear or sides of buildings only*
- *Parking areas have a continuous landscape buffer adjacent to sidewalk*
- *Shrubs have a maximum height of 30 inches*
- *Trees can be planted in line between parking spaces*



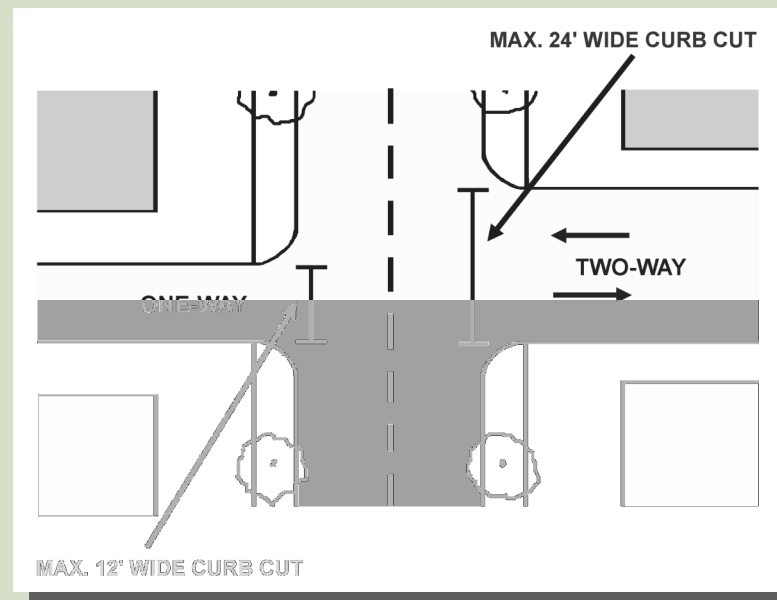
PARKING DECKS

- *Designed to conceal automobiles from visibility*
- *Appearance of a horizontal storied building*



PARKING and DRIVEWAYS

- *Parking caps for all uses*
- *Bicycle parking and shared parking permitted*
- *Off-site parking permitted within a certain distance of primary use*
- *Limit the number and size of driveways*



PUBLIC REVIEW AND COMMENT

- Transmitted to Neighborhood Planning Units for review, comment and action.
- Staff has responded to well over 300 telephone calls regarding the Beltline Overlay legislation.
- Talked with several hundred walk-in customers.



SAMPLE OF COMMENTS RECEIVED

- How were boundaries established?
- Can the district boundaries be expanded?
- Clarify exclusion of single-family and two-family residential (R-1 through R-5) zoned properties.
- Increase trail width from 10 feet to 15 feet.
- Allow pedestrian bridges and tunnels on private property.
- Allow drive-through facilities located outside of buildings.
- Reevaluate the inclusion of on-street parking and new streets as Usable Open Space.
- Encourage the preservation and rehabilitation of properties that qualify as historic.
- Provide density and height incentives for creation of new streets.
- Disallow commercial parking on residentially zoned properties.



SAMPLE OF COMMENTS RECEIVED

- Avoid minimizing the significance of true open space.
- How will immediately adjacent R-zoned property be impacted?
- Develop appropriate transitional heights adjacent to single-family residential.
- Increase allowable maximum parking requirements.
- Eliminate transitional height and yard requirements adjacent to railroad ROW.
- Require above ground utilities to be buried.
- Reevaluate the application of Beltline requirements in the event of property assemblage with property located outside of overlay district boundaries.
- Allow NPU review and comment on the administrative variance approval process.



SUMMARY

The **BELTLINE**...

- Anticipated to serve as a catalyst for economic and community development throughout the City.
- Provides a unique opportunity to transform Atlanta via visionary use of its rail legacy, connect neighborhoods with parks, trails, transit and transportation, and ensure growth across livable neighborhoods.

The **BELTLINE OVERLAY DISTRICT**...

- Provides a framework to accomplish all of this by establishing urban design regulations to guide development within the Beltline planning area.



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