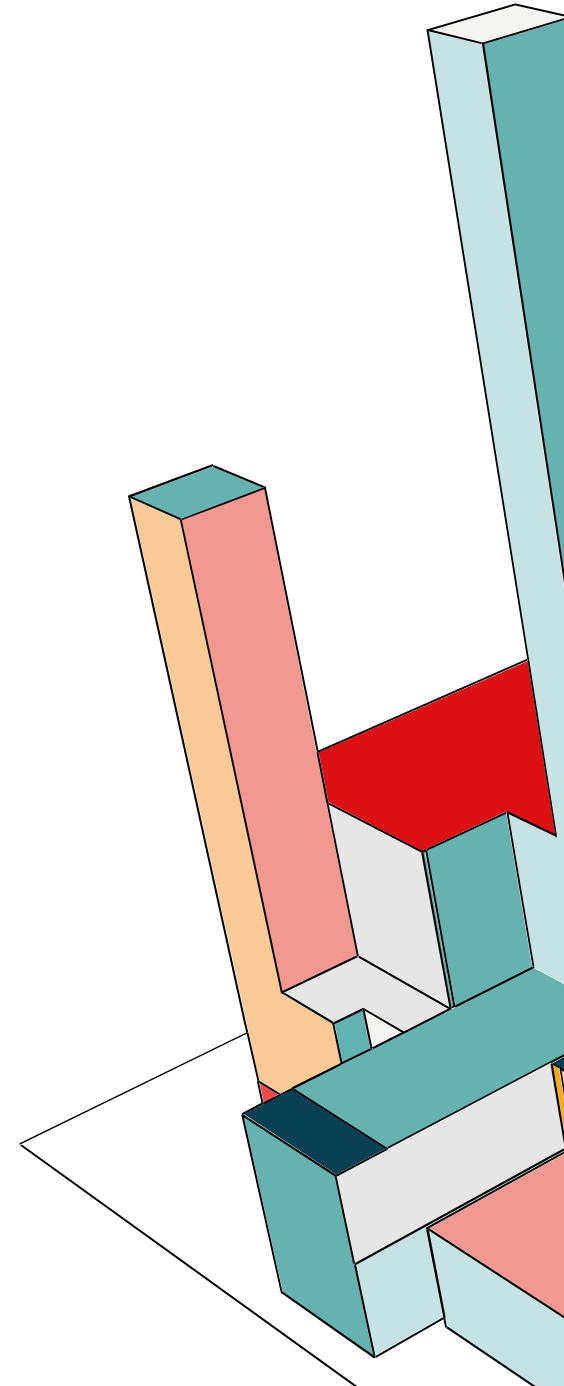


**CITY OF ATLANTA
ZONING CODE
REWRITE A/K/A
ATLANTA 2.0**

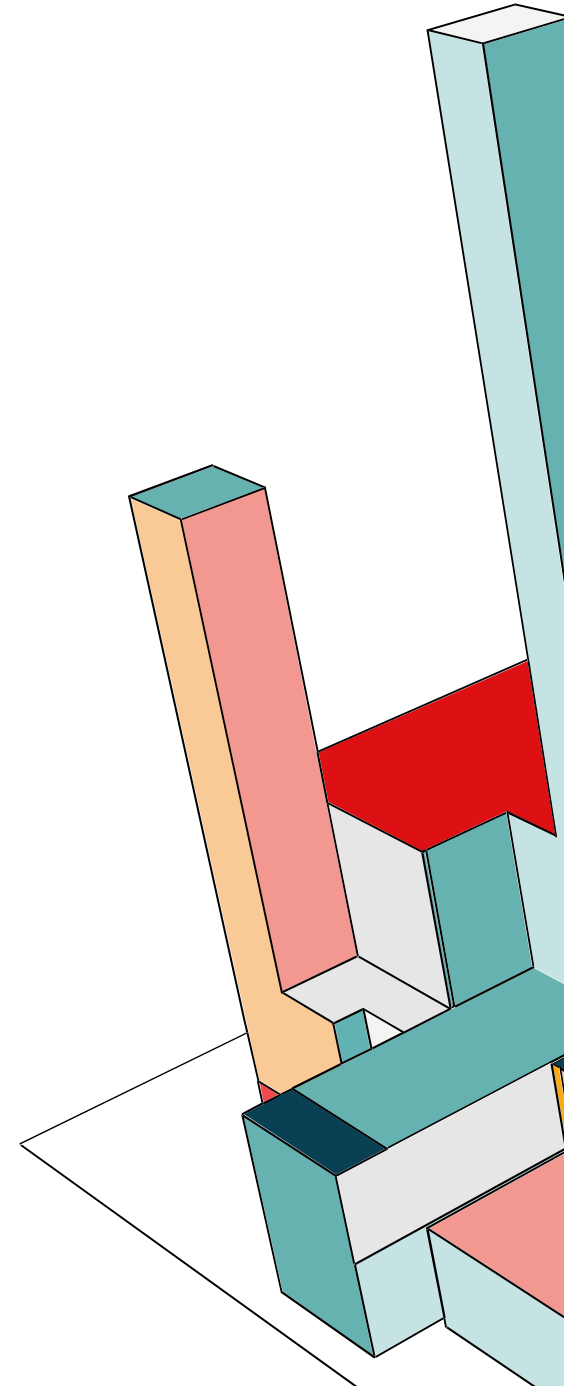
INTRODUCTION

- Thank you for joining us
- BWHCC is hosting this meeting to provide information to its members concerning the City of Atlanta's zoning code rewrite, which has been under way for several years but reaching its final stages within the next few months, and its potential impact on the Brookwood Hills neighborhood.
- After conducting this meeting and taking into account subsequent feedback from members, we will submit comments to the City on behalf of BWHCC.
- However, **you are welcome to independently submit your own comments through SEPTEMBER 2, 2025.**
- The draft ordinance, maps and other materials (along with clear instructions on how to make comments thereon) can be found at <https://atlzoning.com/review-and-comment/>
- We will answer questions at the end of the session; questions can be submitted using the Q&A or chat icon on your Zoom dashboard. If we do not get to your question, we will send a follow-up response as appropriate.



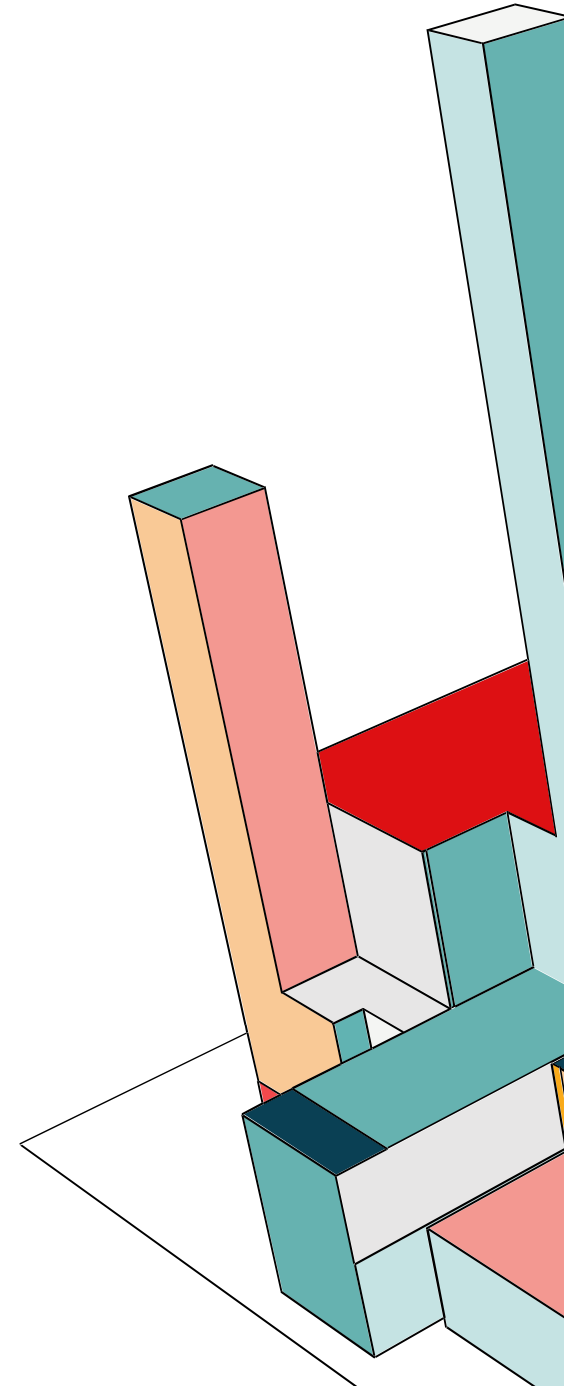
DISCLAIMER

- This meeting is to provide an overview of the proposed zoning ordinance revisions
- Due to time constraints, this overview is not and cannot be comprehensive.
- This overview cannot be considered a substitute for your own thorough review. You are urged to review and analyze the proposed ordinance individually at **atlzoning.com**. Click on the "Zoning Drafts" icon and navigate to "Zoning Ordinance Revised Discussion Draft V1".

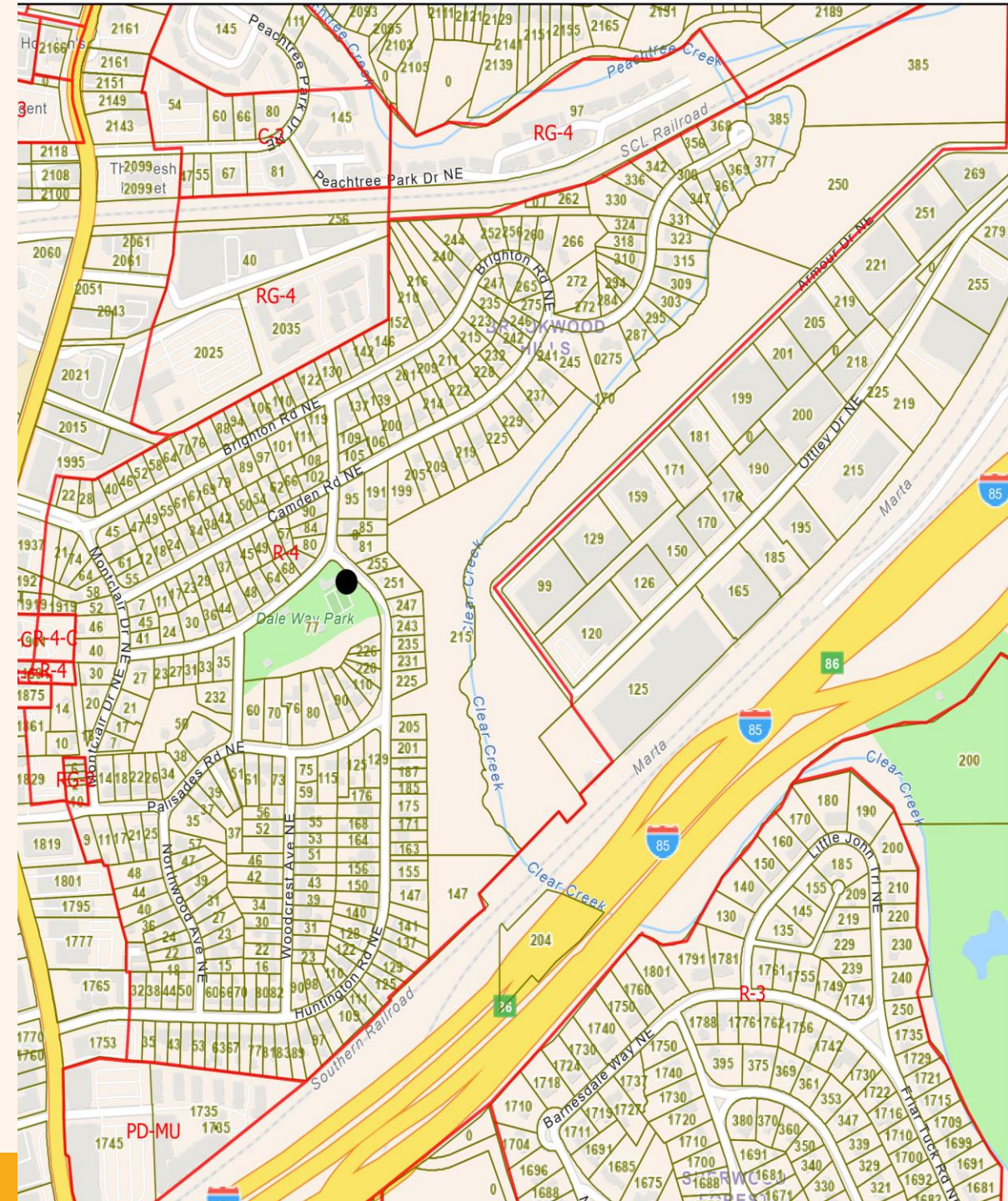


TENTATIVE ADOPTION SCHEDULE

- According to online sources, upon receipt of 9/2/25 comments and assessment of same, the City hopes to have the proposed adoption version ready for submittal by early 2026.
- The proposed new code is a “text amendment” that must go through reviews by the Neighborhood Planning Units (NPU), the Zoning Review Board (ZRB), Zoning Committee, and finally adoption by the City Council.
- Generally, the foregoing process would take at least 3 months and provide for additional public comment at the various hearings required before the NPU and ZRB.
- In other words, failure to comment now does not mean you will have no future opportunity to comment.
- However, the hearing process imposes time constraints on speakers and there is no guarantee that you will be able to speak at the hearings if interest by others in commenting is high. So, if you have comments now, make them!

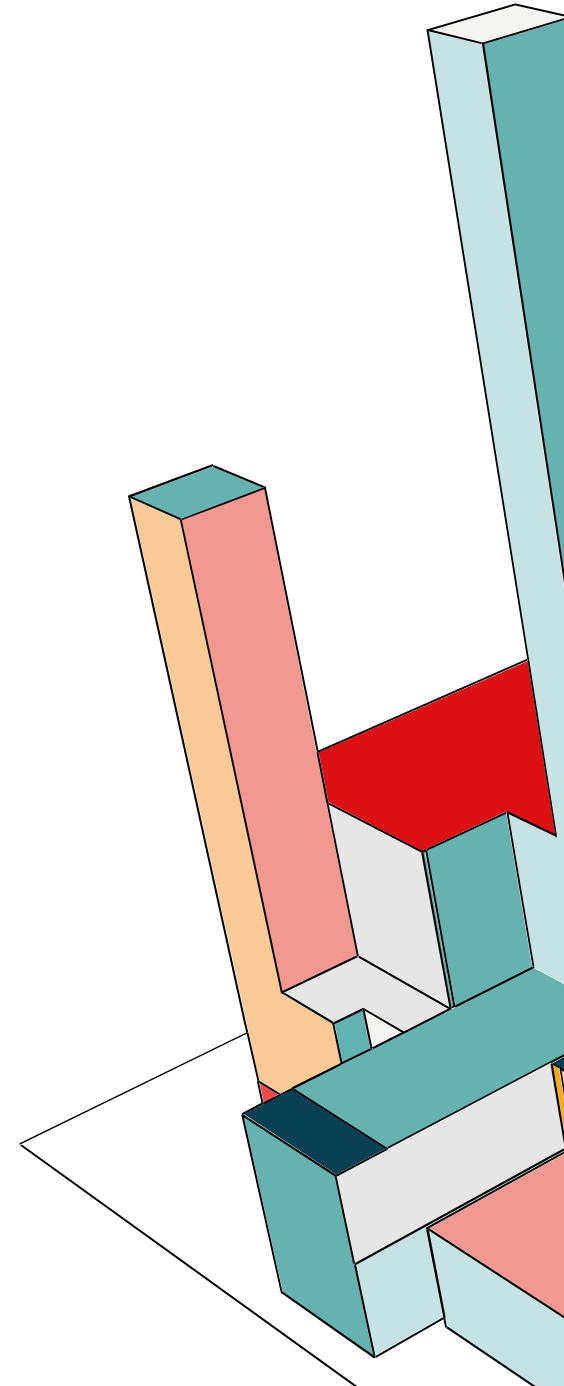


OVERVIEW OF CURRENT ZONING IN BROOKWOOD HILLS

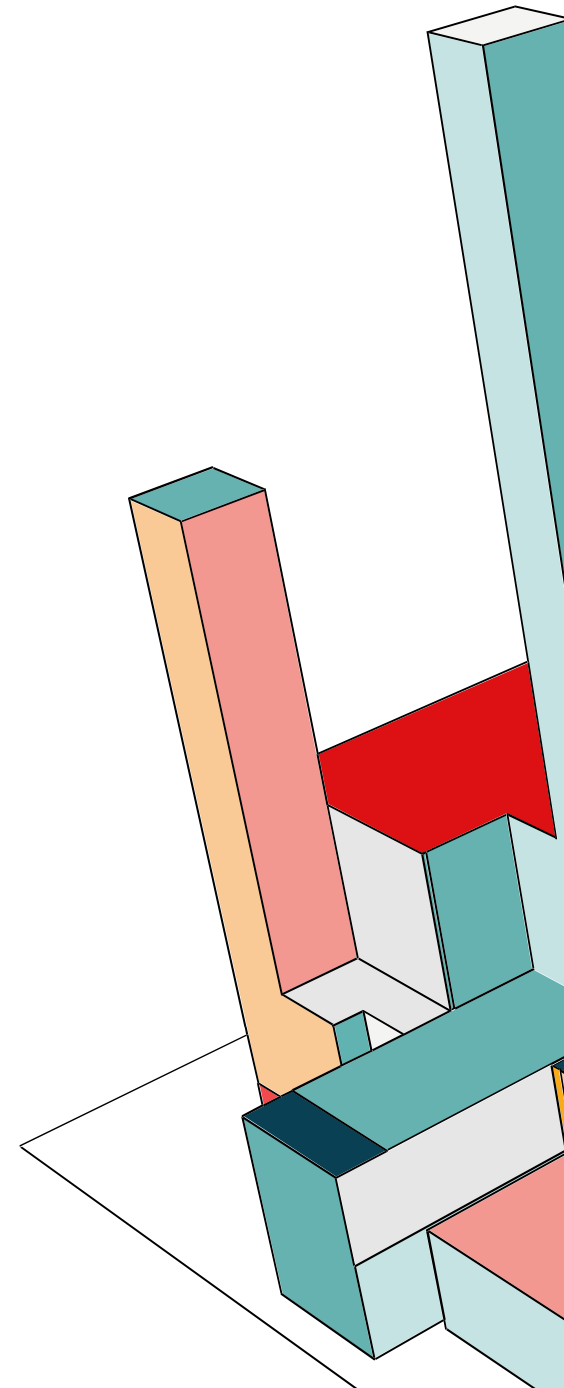
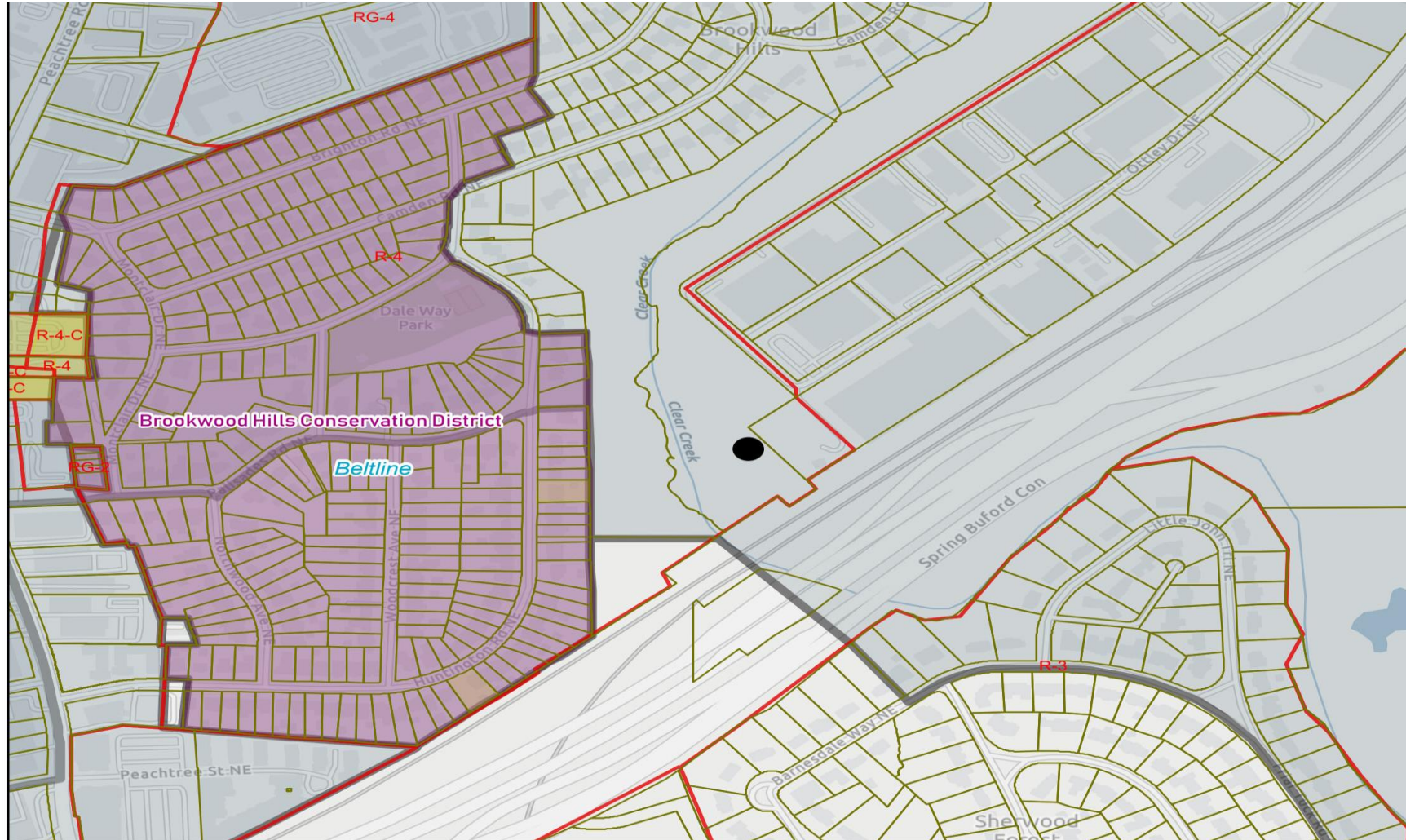


CURRENT ZONING

- All properties within Brookwood Hills are currently zoned R-4 with one exception—6 Montclair Drive is zoned RG-2.
- R-4 generally allows for single-family detached homes, public schools and MARTA related facilities.
- Approximately 60% of the properties are within the designated Brookwood Hills Conservation District (see map on following page).
- Approximately 25% of the properties (all north of the southside of Palisades Drive) are within the Beltline Overlay, which has its own set of zoning guidelines/rules.



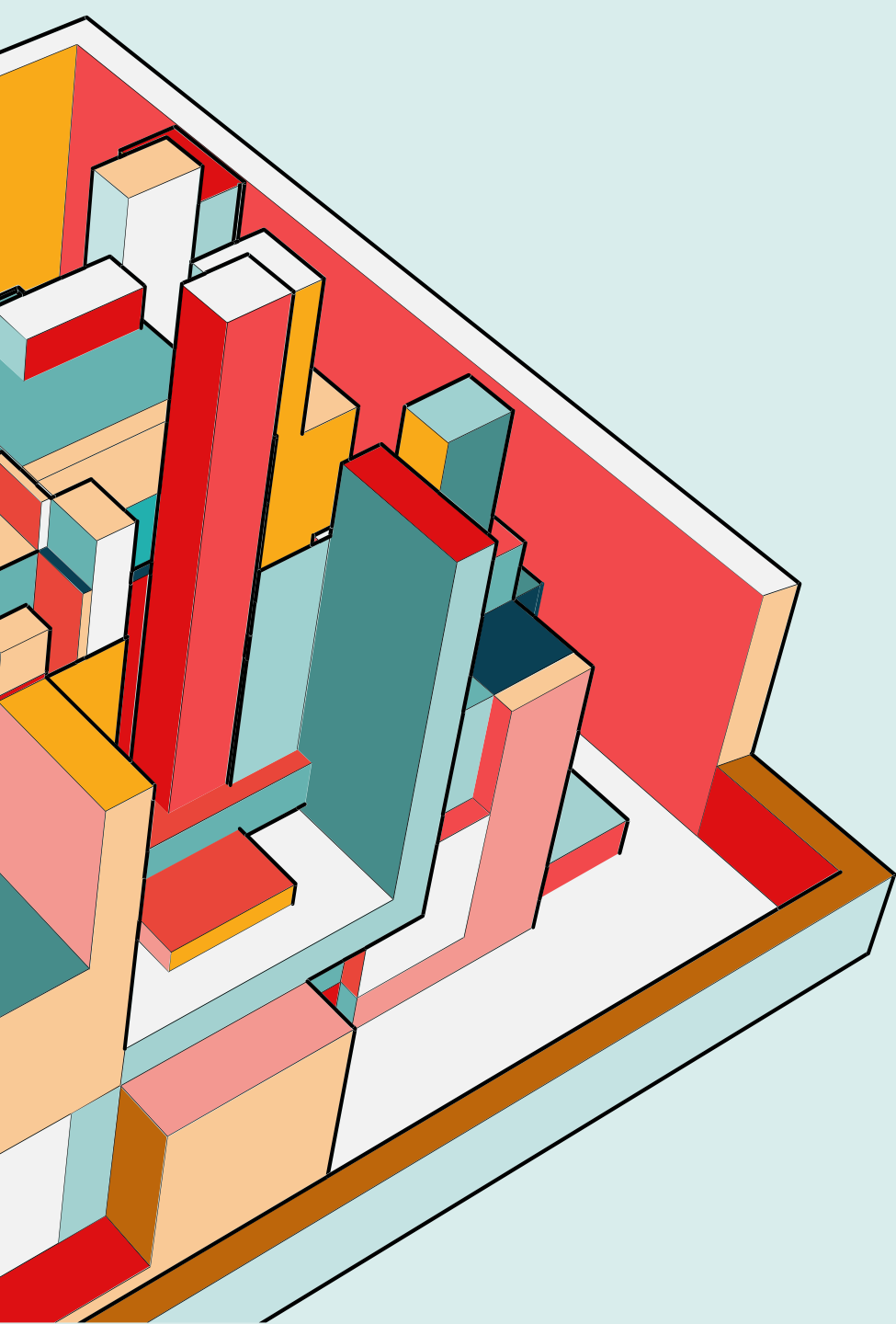
CURRENT OVERLAY AND CONSERVATION DISTRICT MAP





CURRENT DEVELOPMENT STANDARDS

Single-family detached dwellings- lot area	9000 square feet
Single-family detached dwellings- lot width	70 feet
Front yard setback	35 feet
Side yard setback	7 feet
Rear yard setback	15 feet
FAR (Floor Area Ratio) - (ratio of finished space to lot size)	0.50 maximum
Lot coverage	No more than 50%; accessory buildings (garage, garden shed, etc) shall not cover more that 25% of rear yard and floor area cannot be more than 30% of main structure per 16-28.004
Building height	35 feet for principal structure 20 feet for accessory structures per 16- 28.004
Parking for SFR (Single Family Residences) outside the Beltline	One space per dwelling



NEW DISTRICTS UNDER PROPOSED ZONING CODE

- The most significant change under the proposed code is the creation of two zoning district designations for each property.
- Each property will have a "form district" designation and a "use district" designation.
- Form Districts regulate the physical design of the lots and buildings.
- Use Districts regulate the uses and activities on designated properties.
- Each property also has a designated parking zone with specified parking requirements.

APPLICABLE ZONING CONVERSIONS FOR BROOKWOOD HILLS

R-4 → R-2 Use District

→ N-1 Neighborhood Form District

RG-2 → R-2 Use District

→ UG 3A Form District

- The form and use district are combined into one hyphenated designation.
- For example, R-4 is renamed to N1-R2; RG-2 renamed to UG3A-R-2.
- Ordinance also creates "parking zones". Brookwood Hills is designated as a PZ-2 zone.

- In general, the number suffix for each form or use district increases as density or intensity increases.

OVERVIEW OF R-2 ZONING USE DISTRICT

- Some uses appear to have been expanded from the R-4 use district. i.e. general civil uses allowed of right and encompass public works facility, post offices etc.; Home Art Studio and Gallery, more expansive group living to include not only Personal Care Homes (PCHs) but also assisted living, nursing homes, and hospices by use permit. Maternity supportive housing is allowed of right.
- ADU regulations differ slightly: limited to 850 square feet and count towards FAR and max height increased from 20-25 feet.
- Private clubs not permitted.
- Urban gardens (aka community gardens) no longer require admin permit and allow on site sales
- No longer allow landfills by SUP (Special Use Permit)
- No longer allow extraction or removal of sand, gravel, topsoil, clay, dirt or other natural resources.
- Religious assemblies (allowed by SUP) no longer require a special exception when on lot of less than one acre.
- No changes to Conservation District status appear to be proposed. No reference however, is made in the proposed ordinance of Brookwood Hills Conservation District.
- Beltline regulations remain essentially the same.
- PZ-2 has no minimum parking requirements.

OVERVIEW OF N-1 FORM DISTRICT

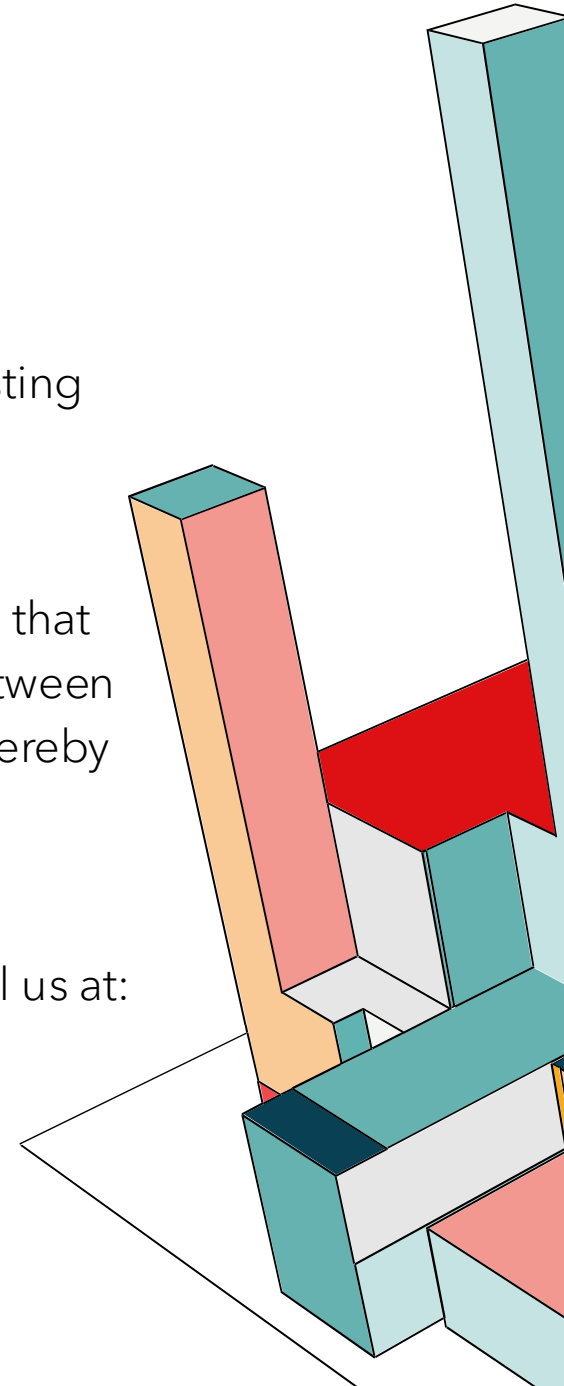
- Slight change in side yard setbacks—current minimum is 7 feet—proposed is cumulative for interior side yards of 14 feet. One side may be as small as 4' Helpful to make easier to match historical setbacks.
- A 40% building coverage maximum proposed—none exists under current ordinance.
- Amenity zone (space between sidewalk and curb) increased by 1 foot in width
- ADU (Accessory Dwelling Unit) max height increase from 20 to 25 feet to allow effectively for two story ADUs but limited to 850 square feet.
- New requirements for garage widths and setbacks from sidewalks
- New fenestration requirements.
- New restrictions on ground floor elevations.
- Three fence types allowed in N-1 that vary based on location .
- Only 1 ADU per lot allowed.
- Accessory residential structures allowed also. These typically include guest houses, pool houses, garden sheds, garages etc.

COMMENTS/POSSIBLE COMMENTS

- Reiterate -- You are welcome independently to submit your own comments through SEPTEMBER 2, 2025.
- BWHCC plans on requesting the following (subject to any additional future feedback from members):
 - Private clubs (like BWHCC) should be permitted in R-2.
 - That the apparent new or expanded uses, i.e. supportive maternity housing, bed and breakfast lodging not be permitted of right.
 - Religious assemblies (although required to have SUP) should be required to have a one-acre lot minimum, i.e. ,maintain the current requirement for lot size.
 - Require at least one on-site parking space per detached dwelling south of Palisades to maintain current status.
 - Request recognition of all Conservation Districts (including the Brookwood Hills Conservation District) within the text of the Code.

COMMENTS/ POSSIBLE COMMENTS CONTINUED

- Open Questions from our perspective:
 - Given how BWH houses are currently aligned today (many very close to the existing property lines on at least one side of the house), do we care about the sliding cumulative side yard setback as proposed?
 - Do we object to an increase in ADU height by 5' from 20' to 25' (understanding that ADUs are limited to only 850 sq. feet)? It would appear there is tension here between property rights vs. fact that BH lots are small and topography is hilly in places thereby making 2-story structures seem larger to downhill neighbors.
- We welcome any feedback on these 2 questions or anything else. Please call or email us at:
 - Ramsay Battin, Leslie Tyrone, 404-307-6226, Npu@brookwoodhills.com
 - Renee Valgoi, 678-327-8567, President@Brookwoodhills.com



Q & A -POST QUESTIONS IN Q AND A PANE ON SCREEN



THANK YOU

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