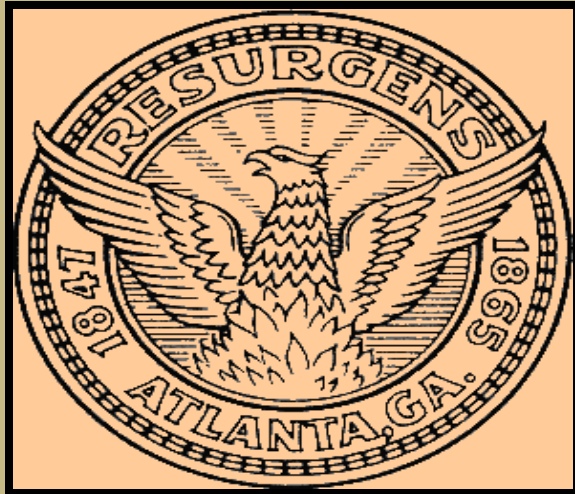


# CITY OF ATLANTA



Neighborhood Commercial  
Districts

# PURPOSE OF ZONING

Zoning is a tool that may be used to implement the goals of the Westview Study

*Rezone the Westview Commercial District to the NC –  
Neighborhood Commercial District*

Zoning:

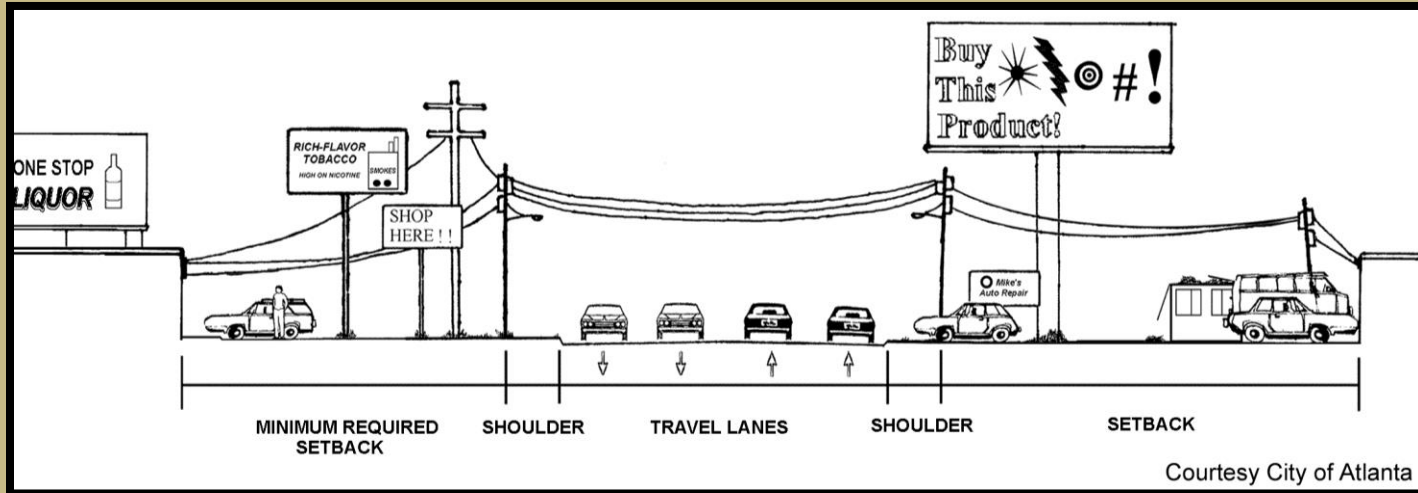
- Regulates land uses
- Establishes building form (e.g. setbacks)
- Establishes permitted densities (how much building square footage permitted on each lot)

# Neighborhood Commercial (NC) District: Goals

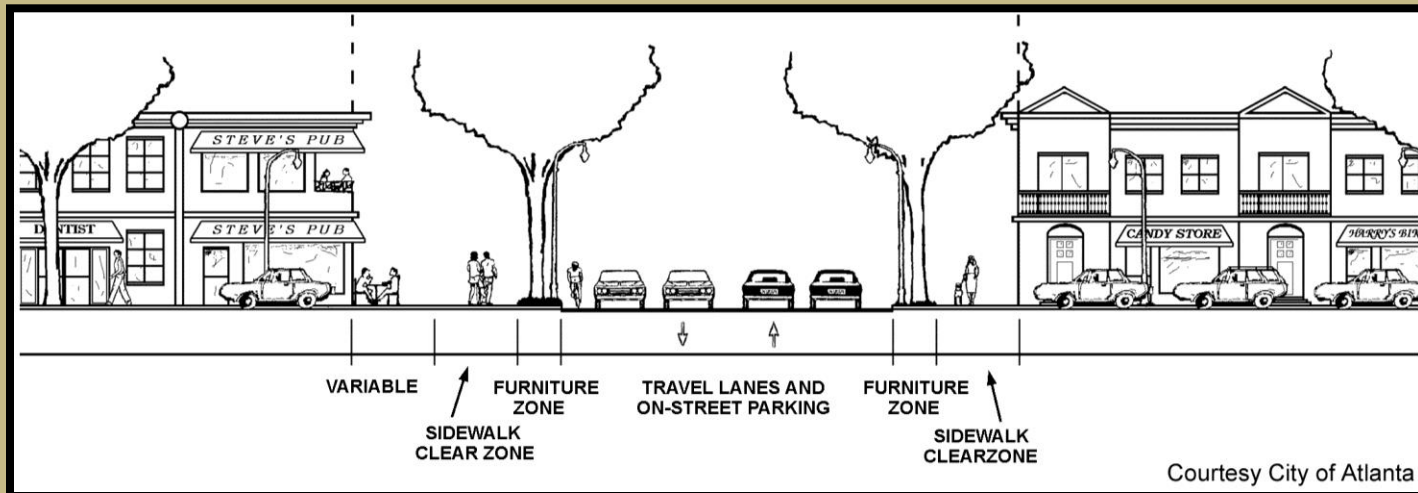
- *Improve the aesthetics of the built environment*
  - *Preserve and enhance existing traditional neighborhood commercial areas*
  - *Facilitate safe, pleasant, and convenient pedestrian circulation*
  - *Require infill development compatible with the scale and character of adjoining neighborhoods*
  - *Reserve the space between buildings and sidewalks for pedestrian uses*
  - *Encourage a compatible mixture of residential and commercial uses with residential uses above ground-floor commercial uses*
- 
- *Prevent encroachment of incompatible commercial uses and parking into neighborhoods*
  - *Encourage community-oriented retail uses*
  - *Prohibit suburban-style strip development*



# Existing Typical Streetscape

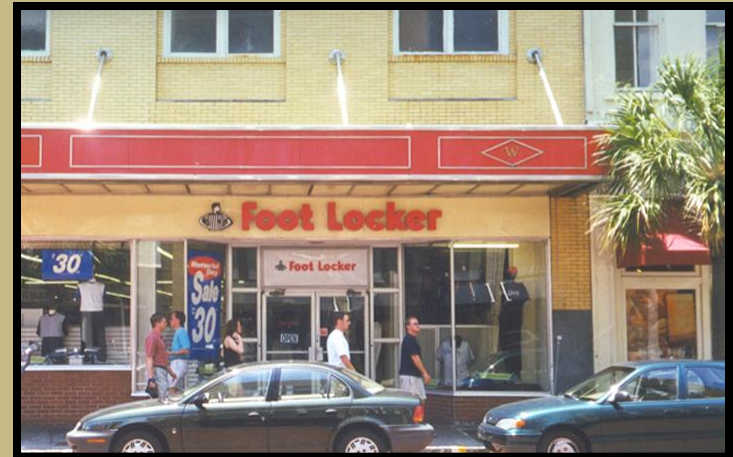


# Proposed Streetscape



# NEIGHBORHOOD USES LIMITED BY SIZE

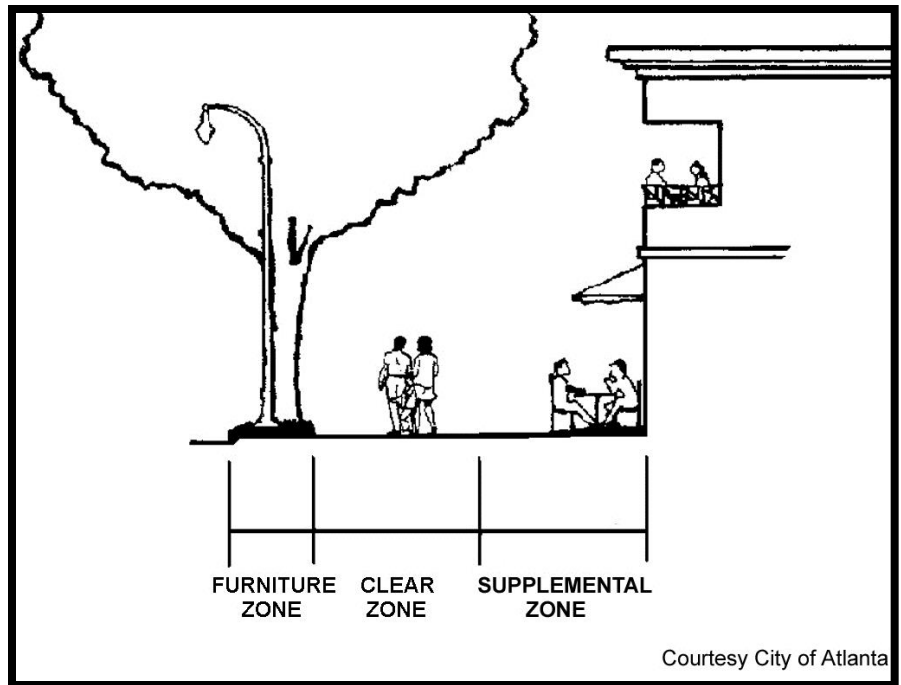
- *Retail establishments*
- *Pharmacies*
- *Grocery stores*
- *Restaurants*
- *Gasoline service stations*



# SIDEWALKS

*Sidewalks are required along all streets and shall consist of:*

- *street furniture & tree planting zone (5ft minimum width)*
- *clear zone (width varies per zoning district, vertical clearance of 8 ft)*
- *supplemental zone (width varies per zoning district)*





# STREET TREATMENT



# Neighborhood Commercial Districts: Adaptability to a Neighborhood

*The following specific type of regulations may be established for any NC district:*

- *Permitted uses may be further restricted or prohibited*
- *Specific uses may be limited in number within the district*
- *Hours of Operation may be restricted*
- *Maximum floor area may be reduced*
- *Building Heights may be changed*
- *Minimum transitional side and rear yard widths may be reduced*
- *Sidewalk and supplemental zone requirements may be adjusted*
- *Parking requirements may be adjusted*



# GRANDFATHERING

- When zoning changes, existing uses and structures are “grandfathered in”
- “Grandfathered” uses and structures become “legally non-conforming”
- Expansion of non-conforming uses and structures requires approval by the Board of Zoning Adjustment (BZA)

*For additional information refer to Section 16-24 of the Zoning Ordinance*

# REZONING PROCESS

- Legislation to rezone is introduced
- NPU Public Meeting
- Zoning Review Board Public Hearing
- Zoning Committee of City Council
- Adoption by Atlanta City Council

Once the legislation is introduced, the rezoning process takes a minimum of 3 months until City Council adoption.

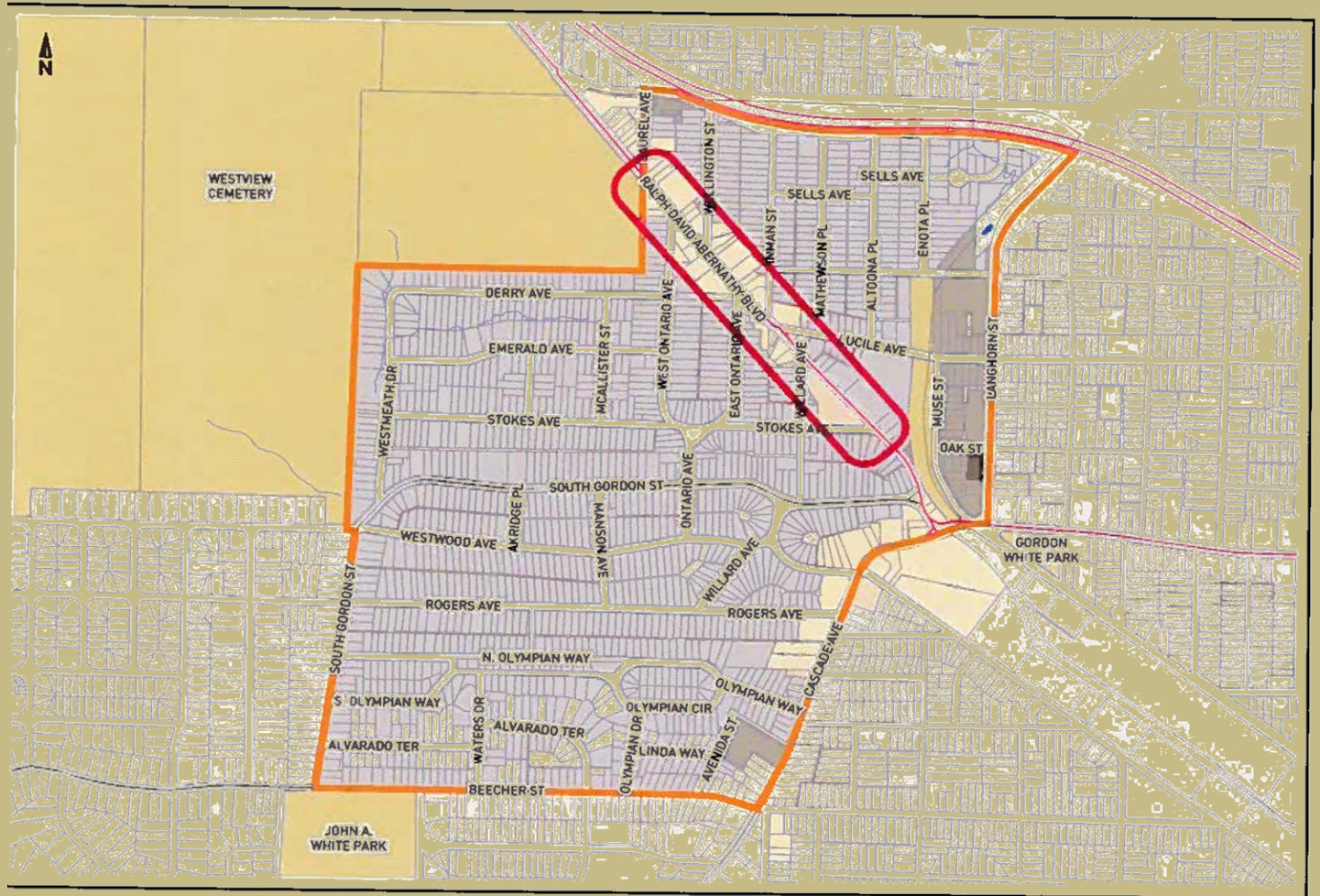
## Westview Study: What You Heard

- *Create more neighborhood destinations*
- *Promote and preserve the historic integrity of the neighborhood*
- *Create designated parking along streets in the commercial districts*
- *Improve neighborhood services*
- *Attract more homeowners*
- *Encourage a compatible mixture of residential and commercial uses with residential uses above ground-floor commercial uses*





# Westview Study: Proposed NC Boundary



**RALPH DAVID ABERNATHY BLVD & LUCILE AVE  
COMMERCIAL DISTRICT**

0 (feet) 1769

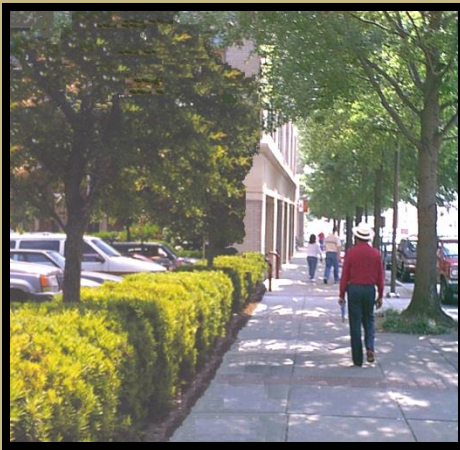
# Westview Study: Proposed Recommendations

## **Desired uses include:**

- *Restaurants, cafes, pubs, ice cream parlor*
- *Boutiques*
- *Art galleries*
- *Grocery store*
- *Services such as tailor, shoe repair, cleaners*

## **Other items:**

- *Outline minimum parking requirements for businesses*
- *Limit the number of automobile related shops along RDA Boulevard*
- *Improve street lighting along RDA Boulevard*
- *Improve on street parking*
- *Buildings—maximum three stories. Maximum height-42 feet.*



# WESTVIEW NC DISTRICT



Let's Talk

