



Zoning for a Vibrant Walkable Downtown Avondale Estates

Zoning Diagnostic Project Kick-Off Meeting, August 29, 2017

INTRODUCTION



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Law + Planning Professionals

Zoning Code Diagnostics

Zoning Code Modernization and
Re-Writes

Historic Preservation Codes

Ohio, Kentucky, Indiana,
Tennessee, Maryland,
Connecticut, Vermont

Cincinnati, Columbus, Cleveland,
Washington, D.C.

WHY WE ARE HERE

Downtown Master Plan, March 2014

2016 Comprehensive Plan

Leverage Existing Assets, Create
New Opportunities

Remove Barriers to Achieving
Outcomes

Vibrant Walkable Amenity

Aging in Place and Generational
Turnover

Stay Competitive & Be More
Competitive

Zoning Not Achieving Desired
Outcomes

Zoning Creating Barriers to
Achieving Desired Outcomes

Diagnostic Review and Analysis

Focus Efforts

Leading to Zoning Modernization

Implement Planning Work

ZONING TODAY

New York City Roots

Anti-Crowding Legislation

Copied and Pasted

No Longer Relevant

Focused on What We Don't Want
Rather than on What We Want

Anti-Density Where We Want/Need
it Most

Focused on Use Segregation Rather
than Appropriate Use Mixes

Avondale Estates is a Historic
Planned Community – Zoning Needs
to Support a Modern Vision

ZONING TOMORROW

Focus on Desired Outcomes

Modern Zoning Makes Planning
More Effective and Powerful

Removes Barriers

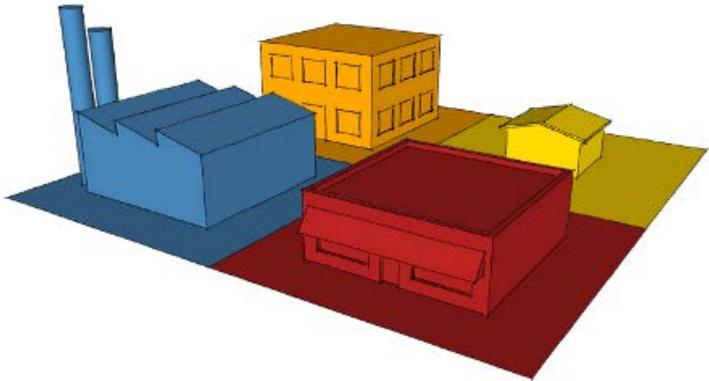
More Thoughtful and Intentional

Focused on Look, Feel,
Experience, Leveraging Amenities

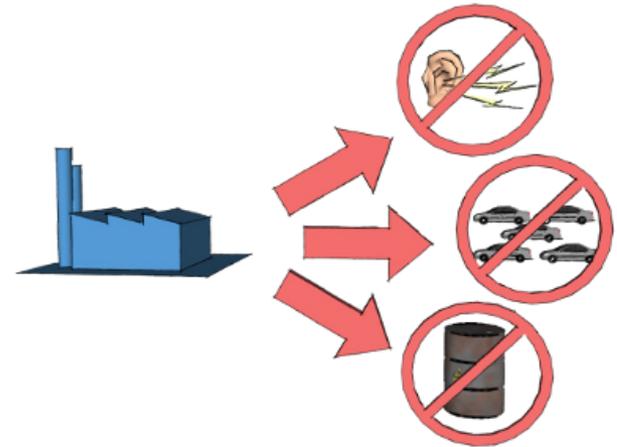
Streamlined, Reduces Regulatory
Risk

ZONING METHODS

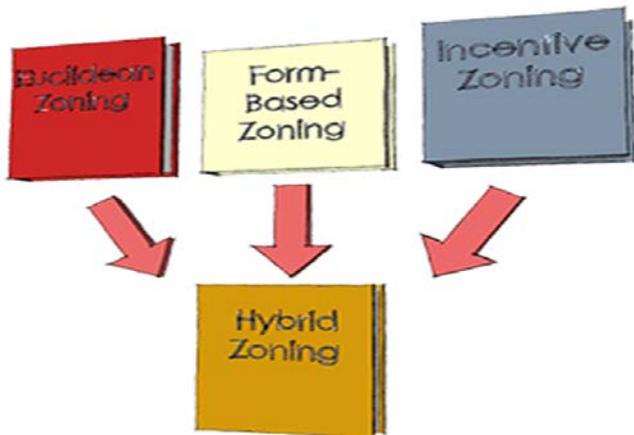
EUCLIDEAN ZONING



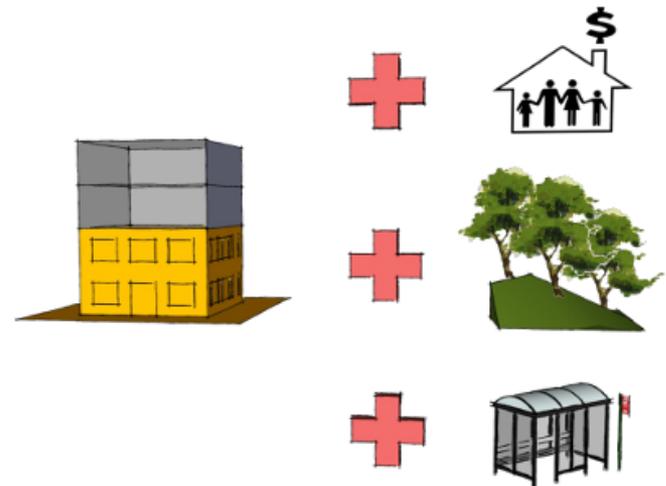
PERFORMANCE / IMPACT ZONING



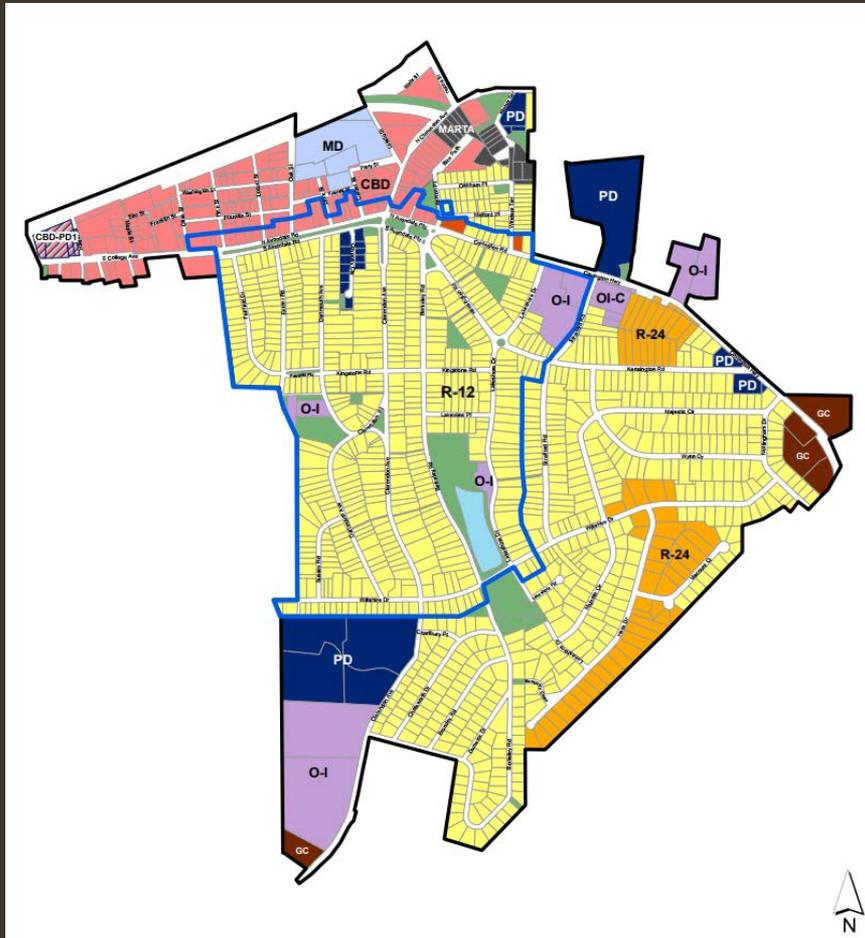
HYBRID ZONING



INCENTIVE ZONING



EXISTING ZONING MAP



EXISTING ZONING TEXT

City of Avondale Estates Zoning Ordinance

Adopted December 13, 2010

Article 6. ZONING DISTRICTS

In order to regulate, restrict and segregate the use of land, buildings and structures; to regulate and restrict the height and bulk of buildings and the area of yards and other open spaces surrounding buildings; to regulate and restrict density of population and to implement the intent of this Ordinance, the incorporated area of the City of Avondale Estates, DeKalb County, Georgia, is hereby divided into the following zoning districts:

District Code	District Name	General Definition
R-24	Very Low Density, Single Family Detached Residential	A single family residential district having a minimum lot size of 24,000 square feet intended for establishment of one (1) detached dwelling.
R-12	Low Density, Single Family Detached Residential	A single family residential district having a minimum lot size of 12,000 square feet intended for establishment of one (1) detached dwelling.
MFR	Multifamily Residential	A multifamily residential district that allows up to eight (8) dwelling units per net acre.
PD	Planned Development	A mixed use district that allows for the combination of any single family residential uses, neighborhood shopping use or office and institutional use as provided for herein in accordance with a specific development plan and subject to approval by the Board of Mayor and Commissioners.
O-1	Office - Institutional	A district for office, institutional and limited commercial uses not involving the sale or processing of merchandise unless otherwise permitted herein.
NS	Neighborhood Shopping	A district for planned shopping centers and limited retail activities conducted in a unified development designed to serve the surrounding neighborhood and community with convenience goods, retail services and personal services.
GC	General Commercial	A district for general business and independent uses designed to serve a community or area with convenience goods, retail sales and personal services.
LI	Light Industrial	A district primarily planned for limited manufacturing, industrial uses, warehousing and related activities.
OS-R	Open Space & Recreation	A district in which land is reserved for wildlife sanctuaries, dedicated open space, lakes and recreational facilities for the use of City of Avondale Estates residents.
CBD	Central Business District	A mixed use district that allows for the combination of office - institutional, neighborhood shopping, residential and general commercial uses as provided herein.

THE VISION

- Encourage redevelopment of downtown through higher density developments containing a wide variety of retail, office, residential and entertainment uses.
- Encourage a wider variety of housing options with a multi-generational appeal in downtown.
- Encourage the evolution and adaptive reuse of existing downtown buildings.
- Encourage an active public realm by activating existing open spaces as community gathering space and promoting the creation of new spaces downtown.
- Promote walkability and the use of alternative means of transportation through better connections and linkages to downtown.
- Encourage more efficient and sustainable private and public parking solutions to serve downtown.
- Maintain the fabric, character, and quality of existing single-family residential areas.



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Single-Family must be at least 1,500 sq. ft.

Attached housing units at least 1,300 sq. ft.

Maximum density of 5 units per acre detached

Maximum density of 10 units per acre attached

Maximum density of 40 units per acre multi-family

Unlimited office but limited retail/entertainment

Cap of 8,000 sq. ft. + 20% with variance

10 foot side/rear yards

No building footprint > 30,000 sq. ft.

Maximum building coverages

Private open space requirements

2-3 story maximum, bonus for more open space

DIAGNOSTIC PROCESS

- Desired outcomes clearly set forth in plan – How do we achieve them?
- Many barriers in zoning code
- Next Steps: Review each provision of zoning code and score based on whether promote or serve as a barrier to land use objectives – citywide and downtown
- Present draft report to you with analysis, comments, recommendations, conclusions, and conceptual zoning framework

Table Key		Encourage mixed-use development	Encourage adaptive re-uses of existing buildings	Encourage an increased intensity of uses where appropriate	Encourage infill development	Discourage an unsustainable concentration of addiction services Allow for more flexibility through streamlined processes and administrative reviews	Comments and Considerations	
!	<i>Does not support land use objectives</i>							
+	<i>Actively promotes land use objectives</i>							
=	<i>Either has no effect on or plays a necessary supportive function</i>							
Section 3.02	Purpose and Character of Zones	+	+	+	+	=	=	
Section 3.03	Allowed Uses	!	!	=	=	+	=	It is unclear from the use table whether the uses may be mixed within a building or lot. A significant number of uses require conditional use approval. While conditional use approval may be appropriate in some circumstances, consider whether they are necessary in the areas where mixed uses, infill development, and adaptive reuses are most desired.
Section 3.04	Lot and Building Standards	+	+	+	+	=	=	The lot and building standards are somewhat relaxed to allow for more flexibility for adaptive reuses, increased intensity, and infill development.
Section 3.05	Character Standards	+	+	+	+	=	=	The character standards encourage flexibility while encouraging the desired form and relation to the public realm.
Section 3.06	Supplemental Standards for Industrial Zones	=	=	=	=	=	=	Consider including outdoor strategic standards, and imperious surface coverage maximums to control runoff.
Article 4. Special Purpose Zones								
Section 4.01	General	=	=	=	=	=	=	Consider eliminating the word "fairly" in the last sentence.
Section 4.02	RP, Resource Protection Zone	=	=	=	=	=	=	Consider reducing minimum lot size requirement to allow for smaller agriculture and recreation infill opportunities.
Section 4.03	AG, Agricultural Zone	=	=	=	=	=	=	Consider reducing minimum lot size requirements to allow for urban agriculture uses.
Section 4.04	PI, Public and Institutional Zone	+	+	+	=	+	=	Zone could be used to allow addiction service uses in appropriate portions of the city. Allowing more than one principal building on a lot is a positive for increased density.
Section 4.05	REC, Recreation and Open Space Zone	=	=	=	=	=	=	This zone seems somewhat duplicative of the RP zone. Consider combining for efficiency.
Section 4.06	LGD, Linden Gateway District Zone	+	+	+	+	+	+	This is a model zone for the city. Consider creating character zones like this one across the city or applying this approach city-wide. Also, the Ordinance incorrectly refers to this section and

DISCUSSION

- How is existing code working/not working?
- What would you change in the existing code?
- What specific processes are working/not working?
- What would you most like this project to accomplish?
- What type of zoning code would you like to have?

Thank you.



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