

PLAN A



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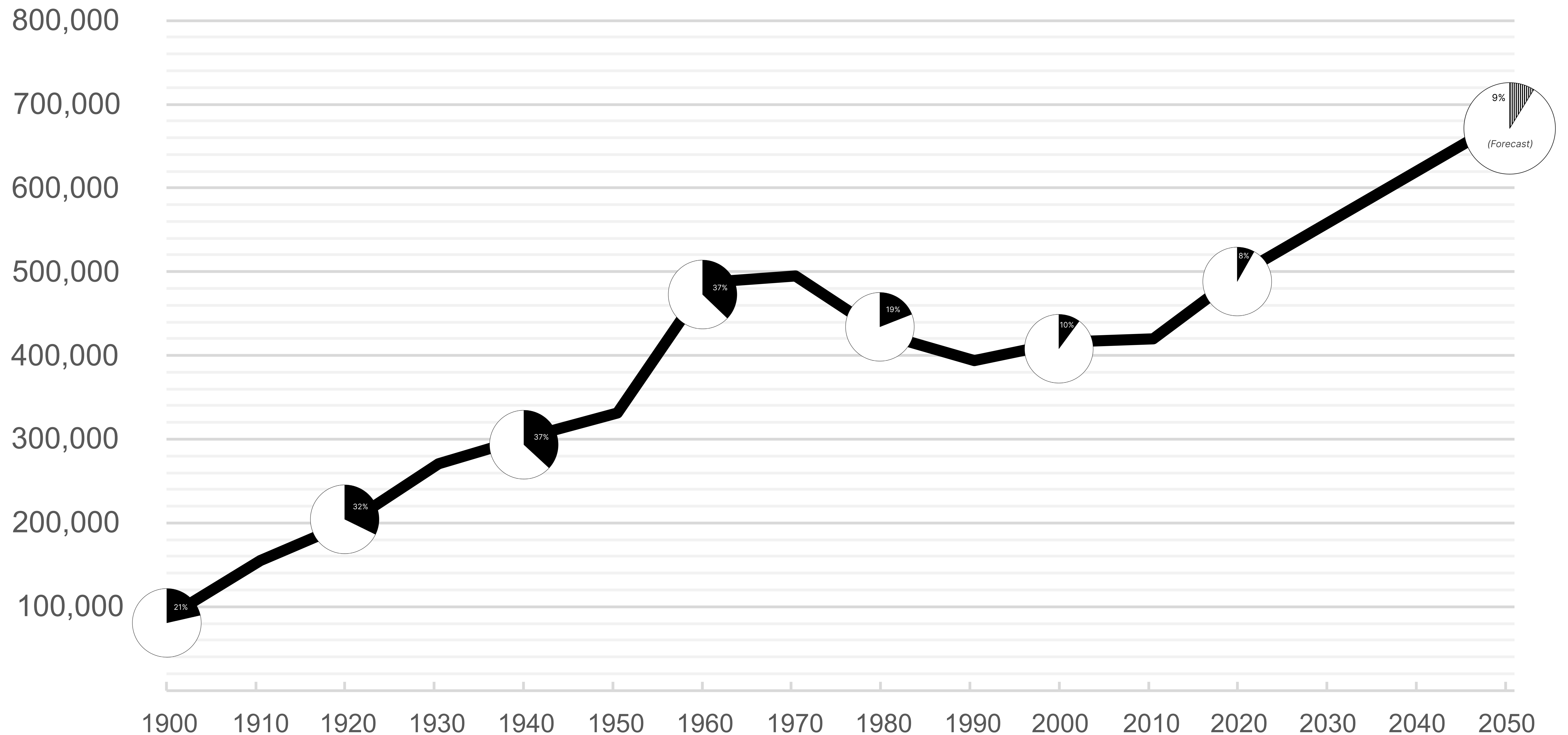


Department of

CITY PLANNING

Atlanta's Population, 1900-2050

With Atlanta's Share of the Region's Population



Source: Atlanta Regional Commission (ARC); 2050 Forecast by City of Atlanta Department of City Planning using ARC apportionment data released February 2024



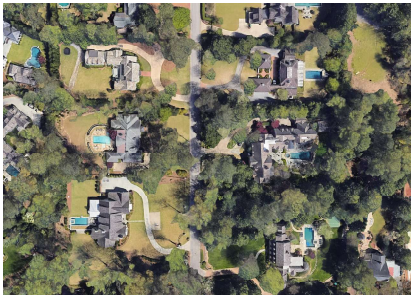
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Large Lot Single-Family

Development Pattern

The **Large Lot Single Family** Development Pattern is for areas of the city that are not quite urban and not quite rural. These areas typically have larger block sizes, larger residential lots, lack sidewalks, and are often distant from transit, retail and employment districts.

This area type has more generous yards and intervening floodplains, however, provide far less runoff and more natural habitat, and host huge swaths of Atlanta's tree canopy. These areas are predominantly low-density single-family residential with little to no non-residential uses.



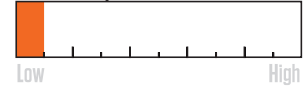
Credit: Google



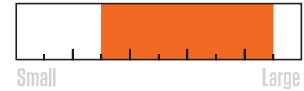
Credit: TSW

Context Features

Walkability



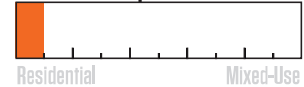
Lot Size



Building Size



Land Use Composition

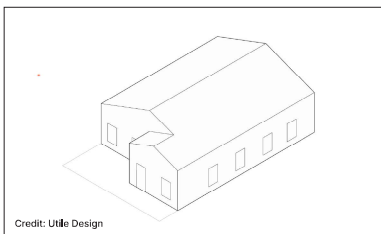


Nature



Typical Buildings of this Development Pattern

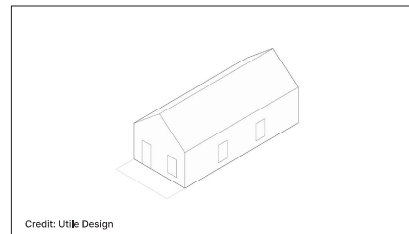
Detached House



Credit: Utile Design

A freestanding residential building that is typically set back from the street and slightly elevated above the ground. Detached houses typically front the street with a single stoop or porch, even if multiple entrances exist. In Atlanta, most detached houses contain one (1) dwelling unit, but up to 4 units are common in some urban neighborhoods. Some detached houses may also contain an accessory dwelling in their basement, attic, or rear. In Atlanta, detached houses are typically between one and two and a half stories tall.

Guest House



Credit: Utile Design

A freestanding accessory building that is typically used for storage, pool houses, or guest houses. Guest houses usually do not exceed the height of the primary dwelling.

Take our survey



Round 1 Draft (April-May 2024)

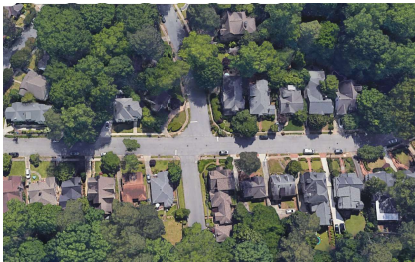


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Medium Lot Single-Family

Development Pattern

The **Medium Lot Single-Family** Development Pattern enables medium to small lot sized single-family uses with limited accessory dwellings in the form of garage apartments, basement apartments, carriage houses, and attic apartments. These areas are typically thought of as urban areas that include smaller setbacks and yards, on-street parking, sidewalks, with close proximity to transit, parks, trails, bike lanes, retail goods and services, and employment centers. These areas are commonly within larger neighborhoods that have a range of differing development patterns all within the same neighborhood. Many of Atlanta's Historic Districts are located within neighborhoods with the Medium Lot Single-Family development pattern.



Credit: Google



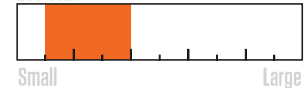
Credit: Google

Context Features

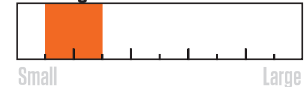
Walkability



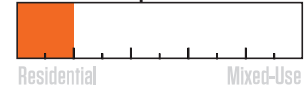
Lot Size



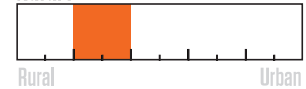
Building Size



Land Use Composition

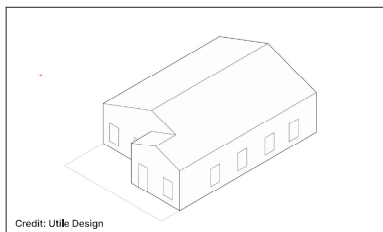


Nature



Typical Buildings of this Development Pattern

Detached House



Credit: Utile Design

A freestanding residential building that is typically set back from the street and slightly elevated above the ground. Detached houses typically front the street with a single stoop or porch, even if multiple entrances exist. In Atlanta, most detached houses contain one (1) dwelling unit, but up to 4 units are common in some urban neighborhoods. Some detached houses may also contain an accessory dwelling in their basement, attic, or rear. In Atlanta, detached houses are typically between one and two and a half stories tall.

Accessory Building



Credit: TSW

A freestanding accessory building that is typically used for a garage, storage, guest house, or accessory dwelling unit (ADU). They usually do not exceed the height of the primary dwelling.

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Low Density Residential

Development Pattern

The **Low-Density Residential** development pattern is denser than single-family areas but at a scale that is compatible with single-family areas. These areas are typically within a neighborhood and can contain cottage court housing, duplexes, townhomes, and multi-unit apartment buildings with up to 8 units.

These areas are highly walkable with sidewalks, on-street parking, and proximity to retail goods and services and often times transit and bike systems.



Credit: Google



Credit: TSW

Context Features

Walkability



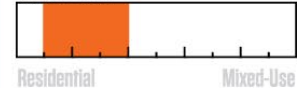
Lot Size



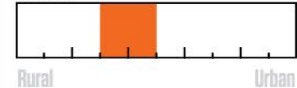
Building Size



Use of Land

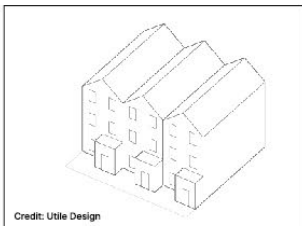


Nature



Typical Buildings of this Development Pattern

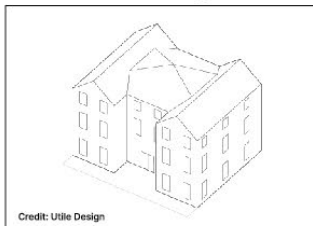
Townhouse



Credit: Utile Design

A residential building that contains 3 or more dwelling units separated by a common sidewall. They typically front the street with stoops or porches, but some auto-oriented designs may front it with garages. In Atlanta, townhouses are typically three or four stories tall.

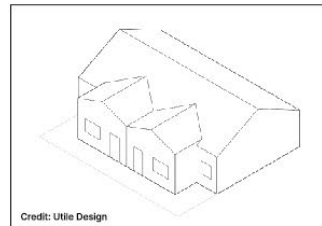
Walk-Up



Credit: Utile Design

A small, freestanding residential building that typically contains 4 to 12 dwelling units. They typically front the street with one primary entrance but may have secondary entrances and multiple porches or balconies. In Atlanta, walkups are typically two or three stories tall and similar in scale and massing to surrounding detached houses, but often with flat roofs.

Attached House



Credit: Utile Design

A freestanding residential building that typically contains 2 to 4 dwelling units separated by a common sidewall. All units share a common architectural style and materials, but they are more visually discrete than in the detached housing type due to massing, roof shape, facade off-sets, or individual stoops and porches. Historically, attached houses are one story but newer examples are often two or three stories.

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Medium Density Residential

Development Pattern

The **Medium Density Residential** development pattern enables development that is typified mostly by residential buildings with limited accessory non-residential uses on the ground floor. These areas are commonly located along major arterial and collector roadways and transit and trails enabling greater housing opportunities along these areas with transportation investment. Buildings are typically mid-rise and located along the edges of single-family neighborhoods. This development pattern typically includes wide sidewalks, ample streetscape, parking and loading areas located to the rear or side of development, and commonly is accessible by nearby transit and trails.



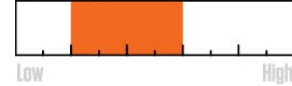
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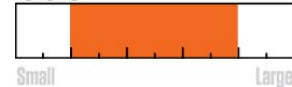
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Context Features

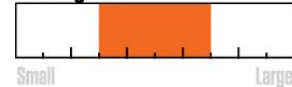
Walkability



Lot Size



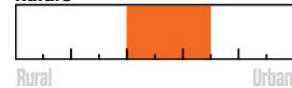
Building Size



Use of Land

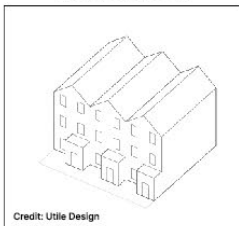


Nature



Typical Buildings of this Development Pattern

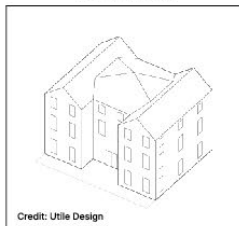
Townhouse



Credit: Utile Design

A residential building that contains 3 or more dwelling units separated by a common sidewall. They typically front the street with stoops or porches, but some auto-oriented designs may front it with garages. In Atlanta, townhouses are typically three or four stories tall.

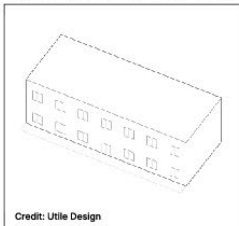
Walk-Up



Credit: Utile Design

A small, freestanding residential building that typically contains 4 to 12 dwelling units. They typically front the street with one primary entrance but may have secondary entrances and multiple porches or balconies. In Atlanta, walkups are typically two or three stories tall and similar in scale and massing to surrounding detached houses, but often with flat roofs.

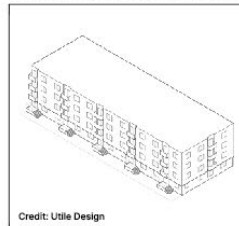
Low-Rise Multi-Unit



Credit: Utile Design

A freestanding or attached residential building that typically contains more than 13 dwelling units. They typically front the street with stoops or lobbies. In Atlanta, low-rise multi-unit buildings are typically two to three stories tall within a neighborhood center, but along key roadways they are often taller and larger.

Mid-Rise Multi-Unit



Credit: Utile Design

A freestanding or attached residential building that typically contains more than 13 dwelling units. They typically front the street with stoops or lobbies. In Atlanta, mid-rise multi-unit buildings are typically four to five stories tall, but along key roadways they are often taller and larger.

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High Density Residential

Development Pattern

The **High Density Residential** development pattern are areas that allow very dense and very tall multi-family residential dwellings with limited accessory non-residential uses on the ground floor. These areas are commonly located along major arterial and collector roadways and transit and trail systems enabling greater housing opportunities along these areas with transportation investment. Buildings are typically high-rise and located in close proximity to medium or high density mixed use development pattern areas. This development pattern is urban in character, including wide sidewalks, ample streetscape, and parking and loading areas located to the rear or side of development.



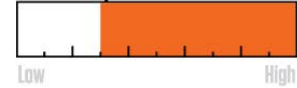
Credit: Google



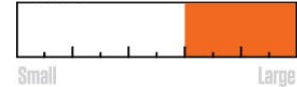
Credit: TSW

Context Features

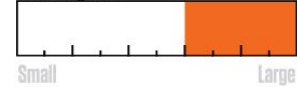
Walkability



Lot Size



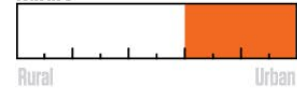
Building Size



Use of Land

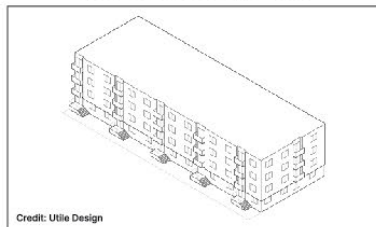


Nature



Typical Buildings of this Development Pattern

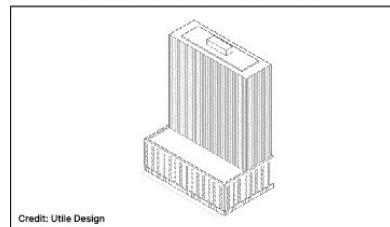
Mid-Rise Multi-Unit



Credit: Utile Design

A freestanding or attached residential building that typically contains more than 13 dwelling units. They typically front the street with stoops or lobbies. In Atlanta, mid-rise multi-unit buildings are typically four to five stories tall, but along key corridors they are often taller and larger.

High-Rise Multi-Unit



Credit: Utile Design

A freestanding or attached residential building that typically contains more than 13 dwelling units. They typically front the street with a stoops or lobbies. In Atlanta, high-rise multi-unit buildings are typically six or more stories tall.

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Residential Flex

Development Pattern

The **Residential Flex** development pattern enables a mixture of residential and non-residential uses to be located within an area that maintains a scale, density, and aesthetic character matching that of the Medium Lot Single-Family and/or the Low Density Residential development patterns. Retail uses are small and multi-family uses are small (not more than 8 units in a building). These areas are characterized by small setbacks and yards, on-street parking, sidewalks, and with close proximity to transit, parks, trails, bike lanes, retail goods and services, and employment centers. These areas are commonly within neighborhoods or areas that have a range of differing development patterns all within close proximity.



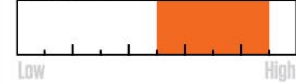
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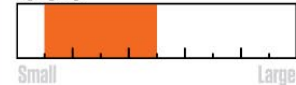
Credit: Darin Givens

Context Features

Walkability



Lot Size



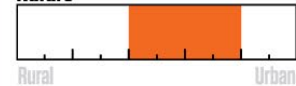
Building Size



Use of Land

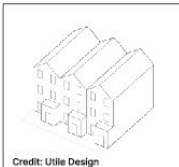


Nature



Typical Buildings of this Development Pattern

Townhouse



Credit: Utile Design

A residential building that contains 3 or more dwelling units separated by a common sidewall. They typically front the street with stoops or porches, but some auto-oriented designs may front it with garages. In Atlanta, townhouses are typically three or four stories tall.

Walk-Up



Credit: Utile Design

A small, freestanding residential building that typically contains 4 to 12 dwelling units. They typically front the street with one primary entrance but may have secondary entrances and multiple porches or balconies. In Atlanta, walkups are typically two or three stories tall and similar in scale and massing to surrounding detached houses, but often with flat roofs.

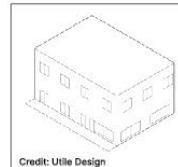
Attached House



Credit: Utile Design

A freestanding residential building that typically contains 2 to 4 dwelling units separated by a common sidewall. All units share a common architectural style and materials, but they are more visually discrete than in the detached housing type due to massing, roof shape, facade off-sets, or individual stoops and porches. Historically, attached houses are typically one story but newer examples are often two or three stories.

Low-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, low-rise mixed-use buildings are typically two to three stories tall and often located along key roadways.

Shopfront



Credit: Utile Design

A single-story building containing pedestrian-oriented commercial uses. Shopfront buildings can range in size from single corner stores embedded within residential areas to several blocks of a neighborhood commercial district along key roadways.

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Low Density Mixed Use

Development Pattern

The **Low-Density Mixed-Use** development pattern is typified by a concentration of neighborhood-orientated commercial business almost always including a mix of retail, personal services, and restaurants. These areas are typically smaller scale and do not include larger tenant commercial uses. Many businesses in these areas are locally owned. These areas can include residential uses either within the same building or within the broader mixed use district that they are located in. These areas are characteristically highly walkable with sidewalks, street trees, street furniture, on-street parking, plazas, and parks. These areas are often times at the center of a neighborhood or are located at the seam in between multiple neighborhoods.



Credit: Google



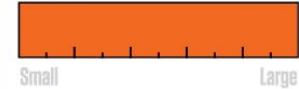
Credit: Google

Context Features

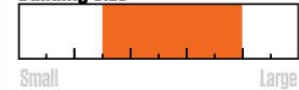
Walkability



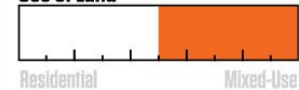
Lot Size



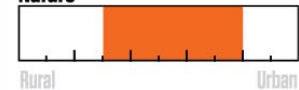
Building Size



Use of Land

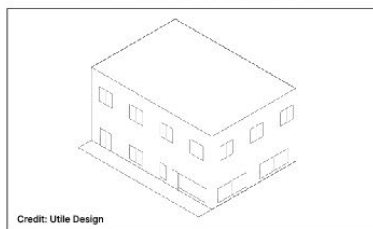


Nature



Typical Buildings of this Development Pattern

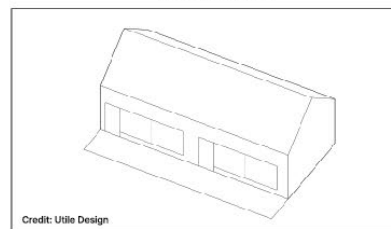
Low-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, low-rise mixed-use buildings are typically two to three stories tall and often located along key roadways.

Shopfront



Credit: Utile Design

A single-story building containing pedestrian-oriented commercial uses. Shopfront buildings can range in size from single corner stores embedded within residential areas to several blocks of a neighborhood commercial district along key roadways.

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Medium Density Mixed Use

Development Pattern

The **Medium Density Mixed-Use** development pattern is typified by a concentration of specialty retail, big-box and large format national retail offerings, office, and multi-family residential dwellings. Where this development pattern is adjacent to single-family development patterns, the density and scale is decreased. These areas are characteristically highly walkable with sidewalks, street trees, street furniture, on-street parking, plazas, and parks. These areas are commonly located along major arterial and collector roadways and transit and trail systems enabling greater commercial, office, and housing opportunities in these areas with transportation investment.



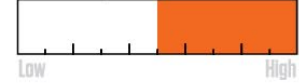
Credit: Google



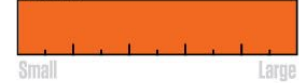
Credit: TSW

Context Features

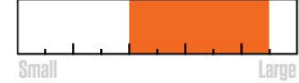
Walkability



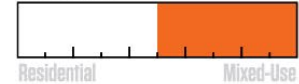
Lot Size



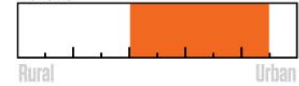
Building Size



Use of Land

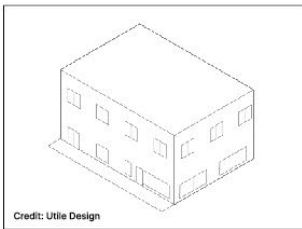


Nature



Typical Buildings of this Development Pattern

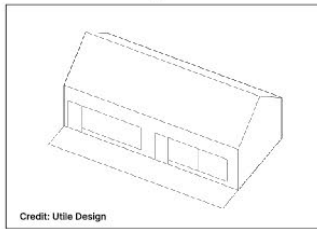
Low-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, low-rise mixed use buildings are typically two to three stories tall and often located along key roadways.

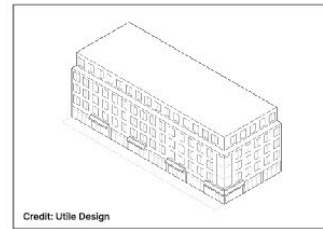
Shopfront



Credit: Utile Design

A single-story building containing pedestrian-oriented commercial uses. Shopfront buildings can range in size from single corner stores embedded within residential areas to several blocks of a neighborhood commercial district along key roadways.

Mid-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, mid-rise mixed use buildings are typically three to five stories tall and often located along key corridors.

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High Density Mixed Use

Development Pattern

The **High-Density Mixed-Use** development pattern is for areas with the highest density and scale in the entire city. This pattern balances the ability to create places for visitors (for lodging, visiting, working, meeting, or entertaining) and residents (for living, business owners, and civic institutions). Where this development pattern is adjacent to single-family development patterns, the density and scale is decreased. These areas are highly walkable with wide sidewalks, lush streetscaping, ample street furniture, plazas, and parks. These areas are located along major arterial and collector roadways and transit and trail systems enabling greater commercial, office, and housing opportunities in these areas with transportation investment.



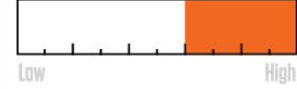
Credit: Google



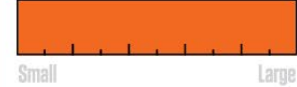
Credit: Google

Context Features

Walkability



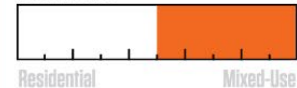
Lot Size



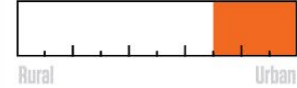
Building Size



Use of Land

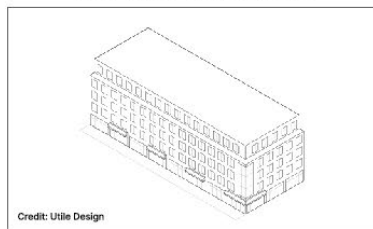


Nature



Typical Buildings of this Development Pattern

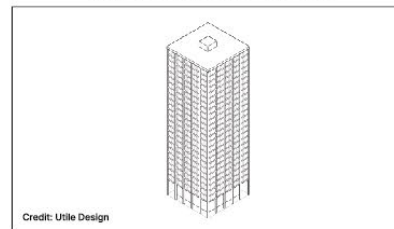
Mid-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, mid-rise mixed-use buildings are typically three to five stories tall and often located along key corridors.

High-Rise Mixed Use



Credit: Utile Design

A freestanding or attached building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. In Atlanta, high-rise mixed-use buildings are typically six or more stories tall and often located along key roadways.

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Other Development Patterns

Industrial

Industrial Development Patterns consist of industrial land, buildings, railyards, and transportation infrastructure that support manufacturing, warehousing, distribution, repair, and intermodal activities. Many of these activities are needed close to Atlanta's centers and corridors to provide goods and services to local businesses and residents. Industrial areas provide the resources needed for modern businesses such as E-commerce industries, food and beverage businesses like breweries, caterers, and commissary kitchens (e.g., commercial kitchens for food trucks), and cargo businesses that utilize the airport. These areas further accommodate businesses such as construction, automobile repair, and waste management companies.



Credit: Google

Industrial Flex

Industrial Flex Development Patterns mix light industrial activities close to residential housing, retail, art galleries, small offices, and amenities like pocket parks.

These areas offer options to live and work in the same buildings. These areas typically include industrial buildings that are converted to loft apartments, offices, and stores. Industrial uses can continue to operate in this area and can be compatible with the non-industrial uses within this area. These areas have a pedestrian oriented form, smaller blocks, and an interconnected street network.



Credit: TSW

Community

The Community Development Pattern is typified by civic, institutional, and public uses that are located on larger properties. These areas are normally very different from other Development Patterns in terms of very large lot sizes, very large monolithic building types, a lack of internal street network and a lack of sidewalk infrastructure. The individual uses within this Development Pattern tend to have their own built character as well as their own infrastructure needs. Uses in these areas range from community college and university campuses to fairgrounds, sports arenas, movie production studios, convention centers, and large government facilities.



Credit: Google

Open Space

The Open Space Development Pattern offers a place for natural and recreational areas. wildness, comfort, retreat, and adventure.

These areas include parks, recreational facilities, urban wilderness, streams, rivers, lakes, and similar natural ecosystems. These areas often times include public trails, parks, waterways, urban agriculture, and nature preserves.



Credit: Google

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