



Stonecrest Zoning Code Update: Needs Assessment and Options Briefing



Key Goals of Update

- Maintain the **character of the City’s existing neighborhoods** especially the large-lot residential and conservation areas in the Arabia Mountain Overlay District
- Enhance the **design quality** of new development citywide
- Support **multi-modal transportation** options and inter-parcel connections
- Create a more **“user-friendly” zoning code** that is accessible to both residents and developers, including an expanded definitions section and clearer use regulations
- Recognize the potential for **MARTA transit stations** as an opportunity to focus development
- Encourage higher density only as **mixed-use development** in the City’s centers, particularly at Mall site

Overview of Presented Options for Zoning Code Update

Create more “user friendly” Zoning Code

Integrate the new ordinances that were adopted by the City since incorporation, create a Table of Contents, and assure consistent structure of all sections.

Clarify specific design and architectural standards

Remove un-used or undesired districts including OIT, RLG, MHP and HR-1,2,3.

Evaluate Overlays

Maintain the AMCOD and conservation areas of the City.

Adjust the uses allowed in the I-20 Overlay District to encourage the film industry.

Condense the Tiers of the Stonecrest Overlay to create clearer guidelines.

Align with the approved Comprehensive Plan

Update the zoning code with the most recent Future Land Use Categories

Consider potential government initiated rezonings to align with the Future Land Use Map.

Consolidate the mixed-use districts to align these districts with the appropriate future land use categories

Assess Uses and Supplemental Regulations

Create regulations for uses that are not addressed in the code but have been requested by business license applicants.

Evaluate uses flagged by staff as issues or needing clarity

Create one-page guides for most challenging uses – personal care homes, child care