

# MR-MU REZONING ORDINANCE

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## INTRODUCTION

The "MR-MU Rezoning Ordinance" (Ordinance 21-O-0454) from Atlanta City Design Housing complements Ordinance 21-O-0456 by rezoning certain lots near MARTA stations to MR-MU districts to create more housing options and affordable housing near transit.

## WHAT DOES THE PROACTIVE REZONING ORDINANCE DO?

This ordinance proposes a proactive rezoning of 1- and 2-family lots (R4, R4A, and R5) within ½ mile walking distance of a MARTA station to MR-MU. The MR-MU zoning district was created in 2018 to allow for small apartment buildings of up to 12 units.

This proactive re-zoning ordinance compliments the Atlanta City Design Housing text amendment ordinance (Ordinance 21-O-0456), which amends the MR-MU zoning district to include affordable housing provisions and add development controls to support protection of neighborhood character.

## HOW WERE THESE AREAS CHOSEN?

The parcels included in the proactive rezoning are on blocks where the majority of properties are **within 1/2 mile walking distance of MARTA stations**. The list of included parcels has been updated from the original list to support more consistent block face zoning and better reflects walking distance to actual station entrances. This has resulted in some new parcels being included in the rezoning list and some of the original parcels being removed.

## HOW DOES LAND USE WORK WITH MR-MU?

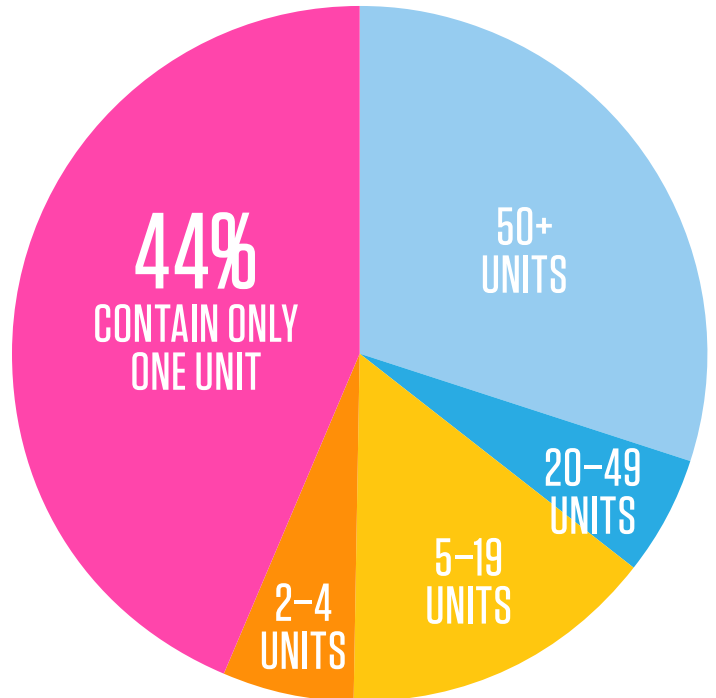
Future Land Use is a separate map from zoning that guides future rezonings. In some instances, it is necessary to amend the Future Land Use along with rezoning a property. In this proactive rezoning, the Future Land Use needs to be 'Low Density Residential', a category that allows for both small apartments and single-family homes. Some of the parcels in the rezoning had different land use categories that would need to be changed to Low Density Residential through the accompanying legislation 21-O-0455 to maintain land use compatibility.

**UPDATE:** The accompanying land use amendment now proposes Low Density Residential land use with MR-MU in place of Medium Density Residential to better align MR-MU with nearby 1- and 2- family areas.

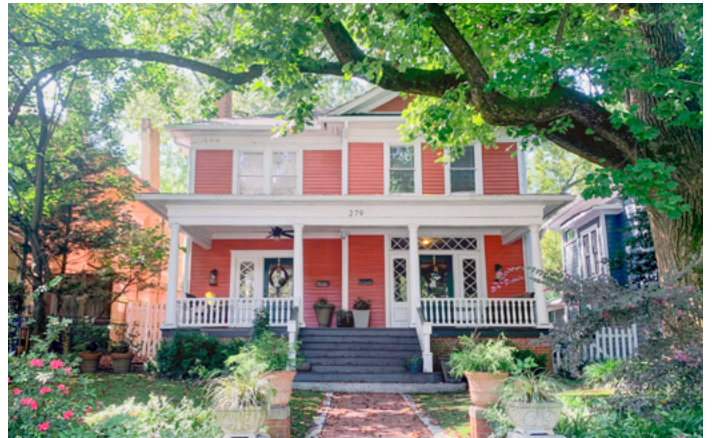
## WHAT DOES THIS MEAN FOR ATLANTA?

With Atlanta expected to more than double in population in the next few decades, it will be more critical than ever for the city to allow more types of housing options near transit to improve housing affordability and accessibility. Together with the Atlanta City Design Housing text amendment ordinance (Ordinance 21-O-0456), the proactive rezoning will allow for more small apartments near transit that require affordable housing.

## NUMBER OF UNITS IN ATLANTA'S HOUSING STRUCTURES

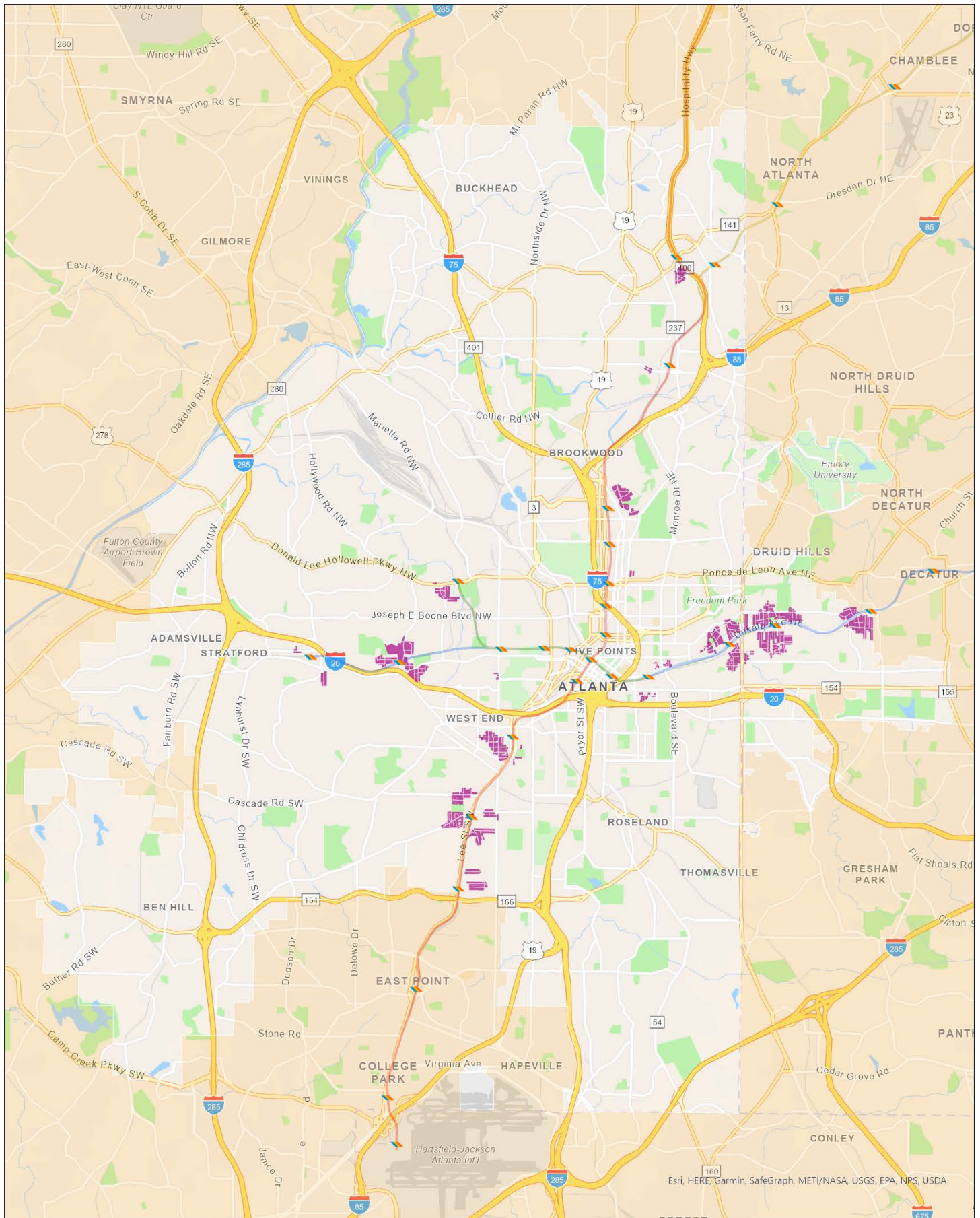


SOURCE: CITY OF ATLANTA, 2019



### MAP OF PROPERTIES INCLUDED IN THE MR-MU PROACTIVE REZONING NEAR MARTA

The map shows parcels included in the proactive rezoning legislation. This legislation would change the zoning of these parcels to MR-MU.



SOURCE: CITY OF ATLANTA, 2021

