

HOUSING CHOICE + INCREMENTAL DEVELOPMENT

UNDERSTANDING BARRIERS

WHO IS KRONBERG WALL?



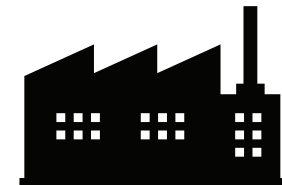
WE BELIEVE IN CONTEXT SENSITIVE
DESIGN & DEVELOPMENT



NEIGHBORHOOD ACTIVATORS



URBAN INFILL



ADAPTIVE REUSE

UNDERSTANDING INFILL HOUSING BARRIERS

THE COMMON ROADBLOCKS

1. LONG-STANDING PERCEIVED SCARCITY

Communities are often fearful of proposing increased density due to perceived scarcity of resources such as road capacity and good schools.

2. OUTDATED CODES AND ORDINANCES

Current zoning and land-use regulations create significant barriers for these small developments.

3. REQUIRING EACH DEVELOPMENT TO COVER PUBLIC GOODS

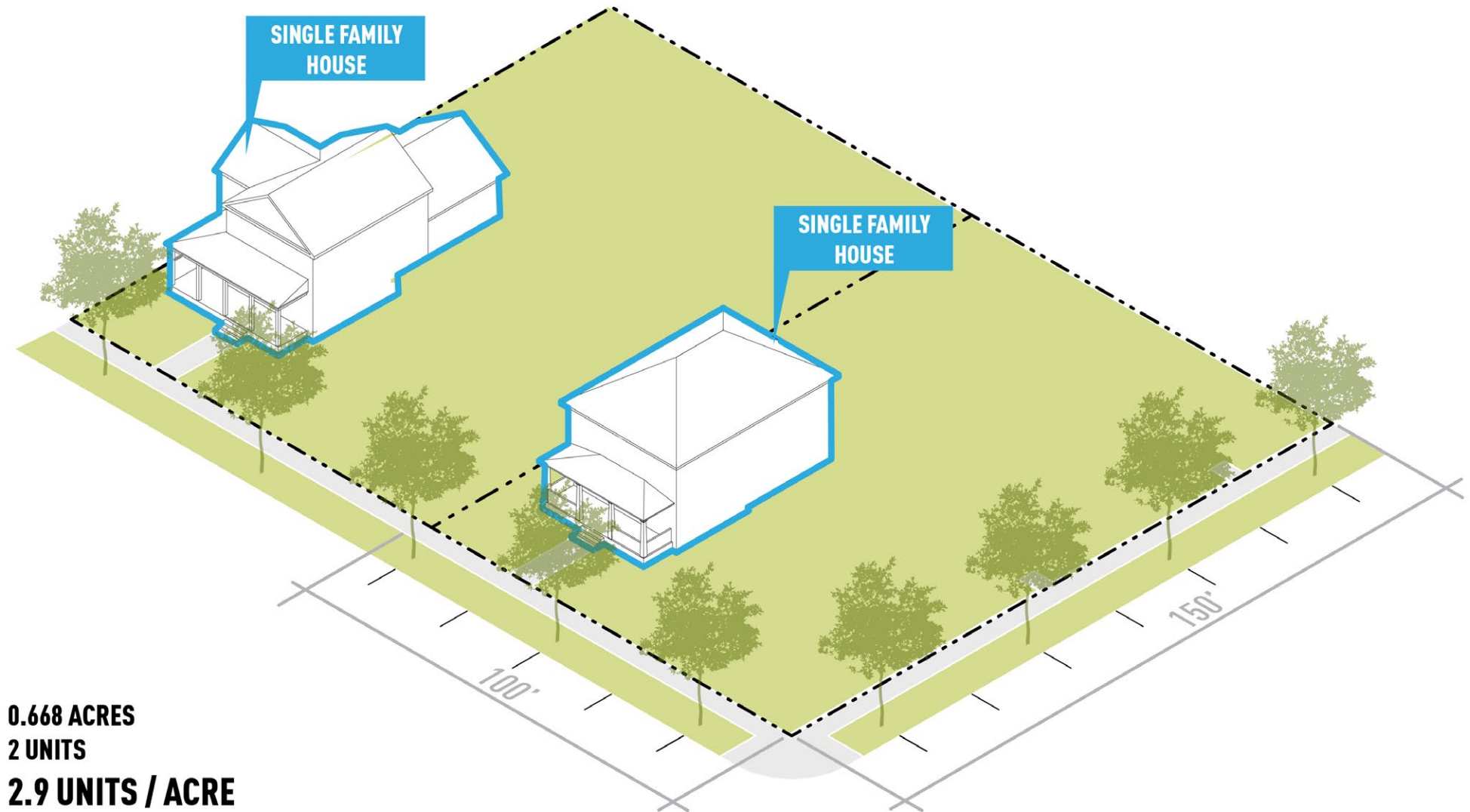
Requiring smaller developments to individually fulfill regulations such as open space, parking, street improvements, and stormwater is prohibitively expensive and disincentivizes density.

OUTDATED CODES + ORDINANCES

EQUITY MATTERS.

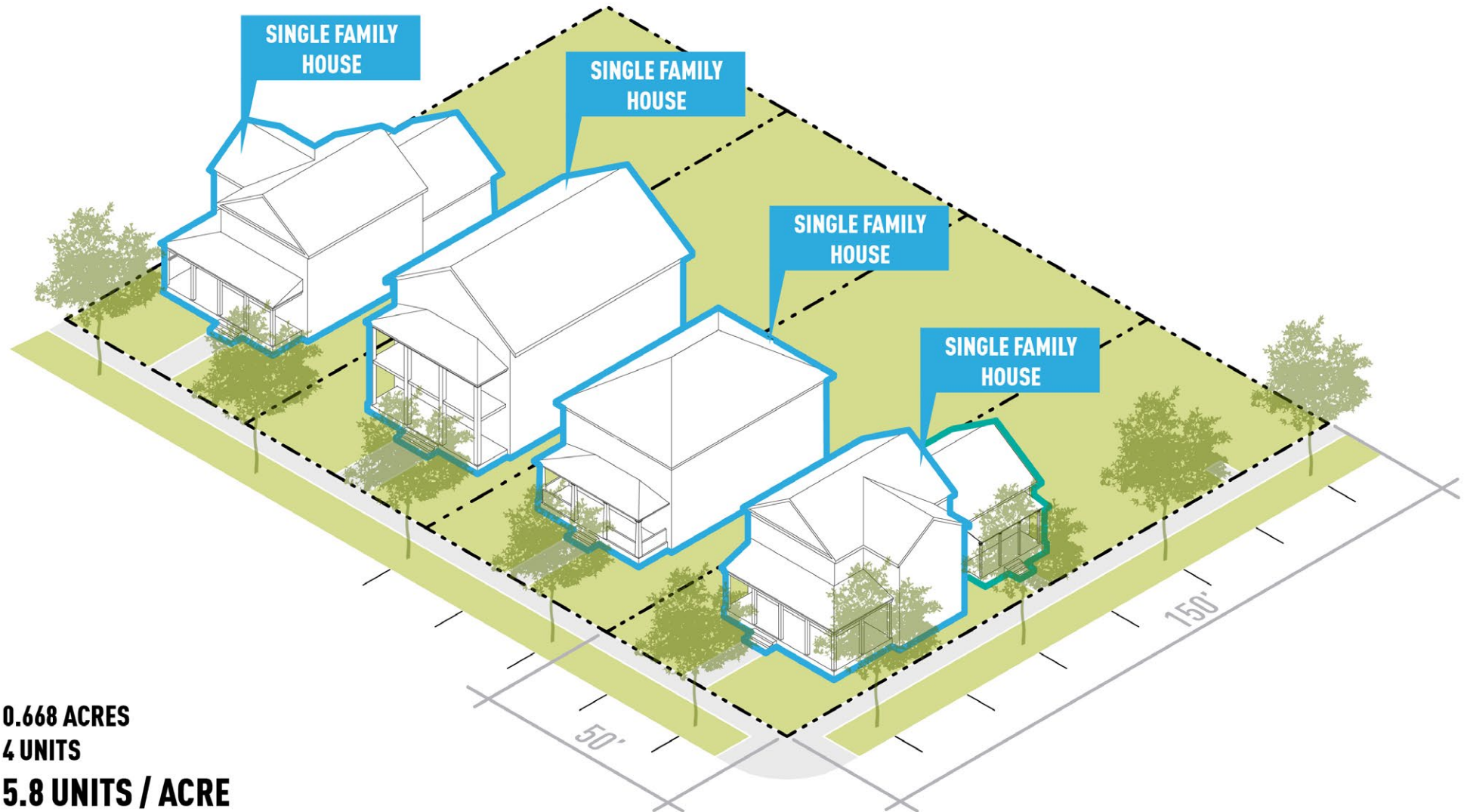
We need to talk honestly about the impact of **suburban and single-family-only zoning** on affordability, accessibility, and long-term viability of our communities.

SINGLE FAMILY ZONING IS LOW DENSITY



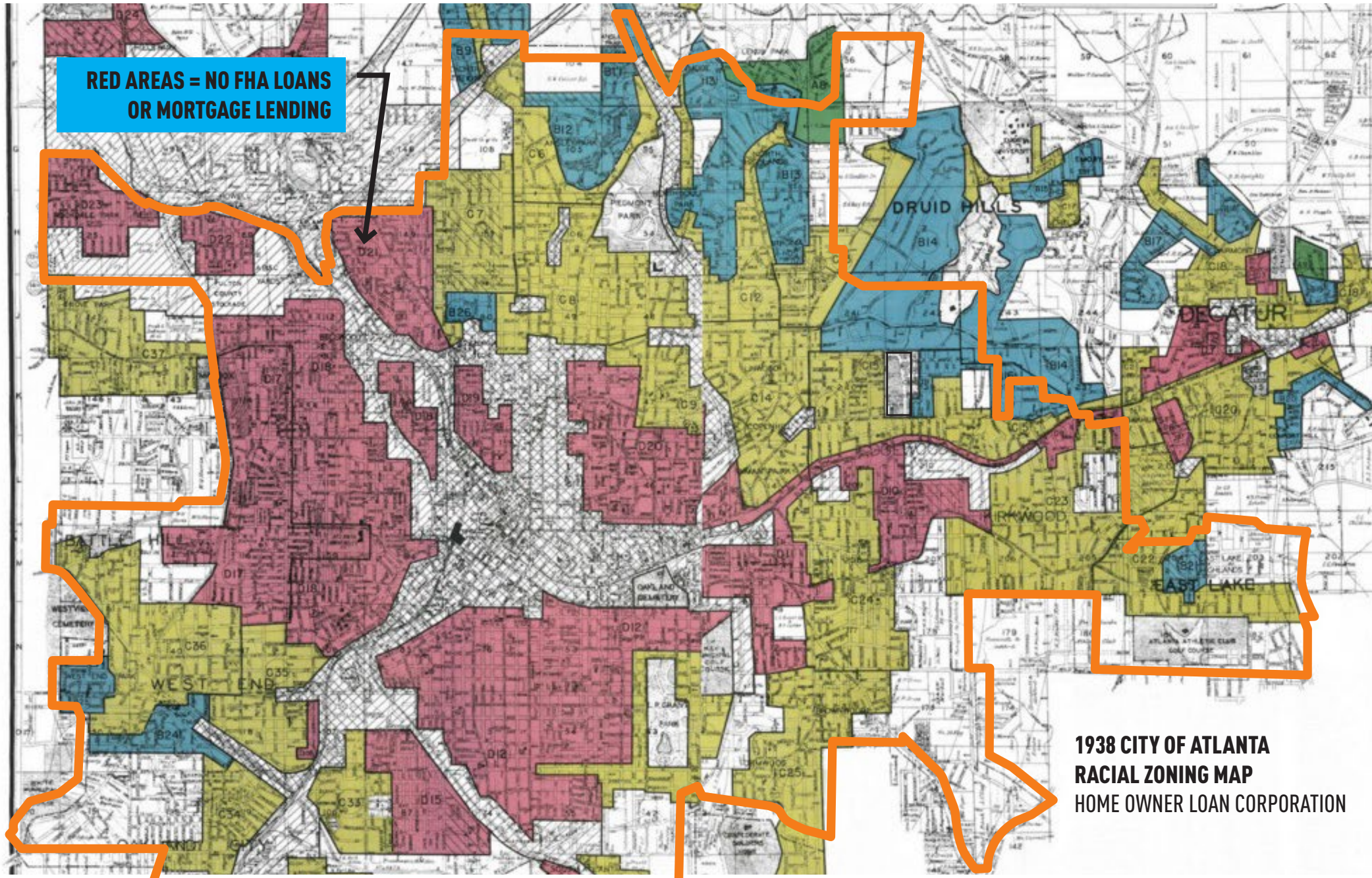
Single Family Zoning's large minimum lot sizes and single use means less walkability, higher infrastructure costs per unit, and less tax value per acre.

SINGLE FAMILY ZONING IS LOW VARIETY



**Single Family Zoning prevents
diverse housing choices, creating
less flexibility for people of
different incomes or family
structures.**

SINGLE FAMILY-ONLY ZONING IS EXCLUSIONARY



**1938 CITY OF ATLANTA
RACIAL ZONING MAP
HOME OWNER LOAN CORPORATION**

At it's very core, Single Family Zoning is racist, classist, and exclusionary. It was used from the 1950s until now in concert with redlining to separate classes and races of people.

1929 MATTERS: ALLOWABLE HOUSING TYPES

USE HISTORIC ZONING AS A TOOL TO EXPLAIN
DEVELOPMENT PATTERNS OF HISTORIC
NEIGHBORHOODS THAT PEOPLE LOVE

REMEMBER ATLANTA'S TOP 10 WALKABLE NEIGHBORHOODS?

All of those, with the exception of Downtown, have lots of single family housing. But, they are not exclusively single family housing—that is what makes them so great, walkable and inclusive.

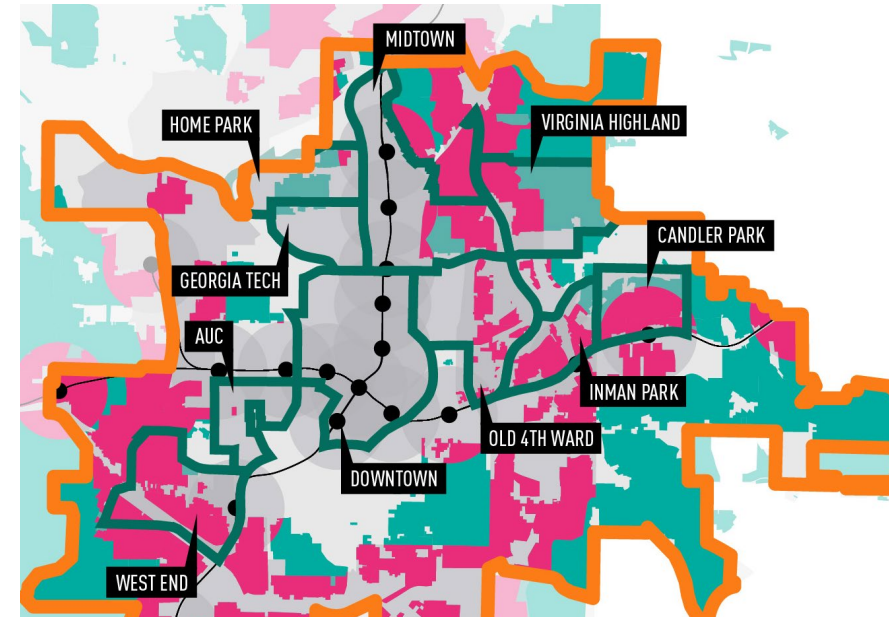
GUESS WHAT?

All of these neighborhoods were built before zoning went into effect, meaning they all have tons of existing nonconforming MMH.

GUESS WHAT ELSE?

The original City of Atlanta Zoning Ordinance defined a dwelling as “not more than two families.” Our original minimum density was a duplex in all residential areas! This is why most of those neighborhoods are full of R5 zoning.

TOP 10 WALKABLE NEIGHBORHOODS



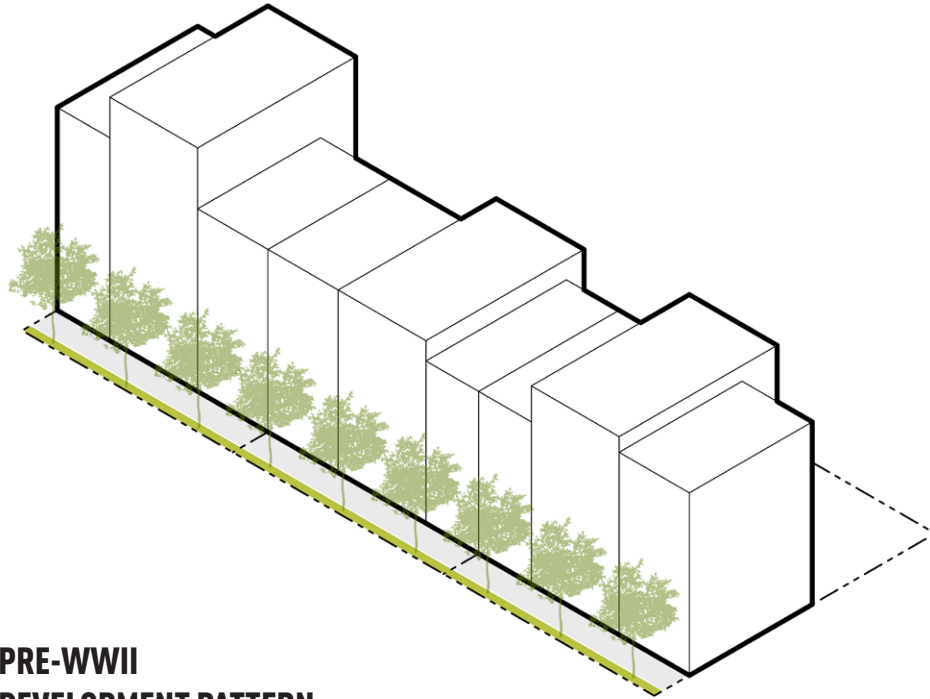
1929 ATLANTA ZONING ORDINANCE

(k) A “family” is any number of individuals living and cooking together on the premises as a single housekeeping unit.

(l) A “dwelling” is a building arranged, intended or designed to be occupied by not more than two families living independently of each other and doing their own cooking upon the premises.

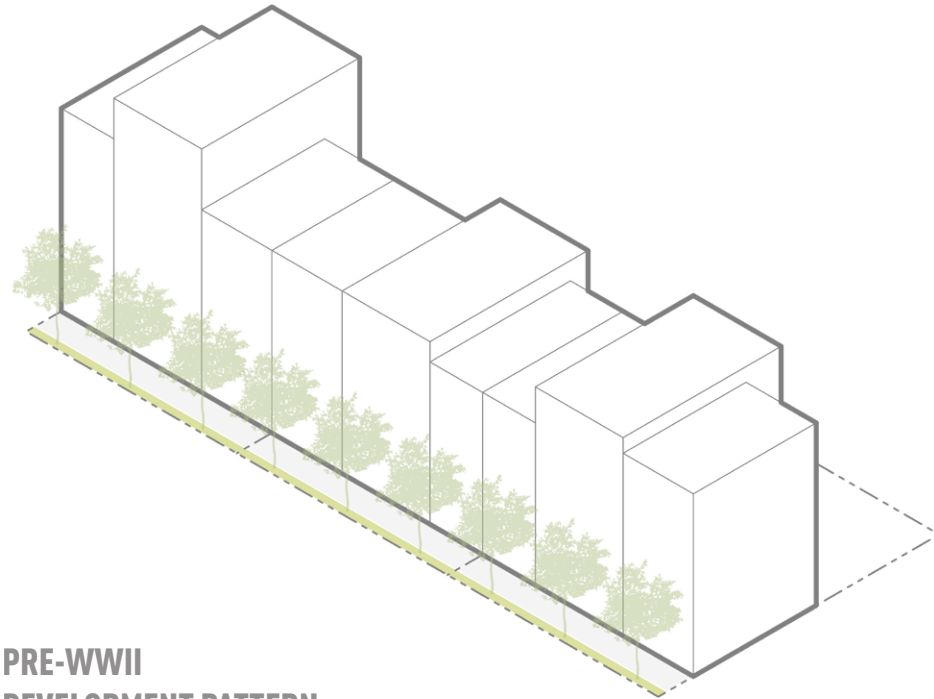
(m) An “apartment house” is a building arranged, intended or designed to be occupied by three or more families living independently of each other and doing their own cooking upon the premises or by three or more individuals or groups of individuals living independently but having a common heating system and a general dining room.

WHY CITIES ADOPTED SUBURBAN ZONING



**PRE-WWII
DEVELOPMENT PATTERN**

WHY CITIES ADOPTED SUBURBAN ZONING



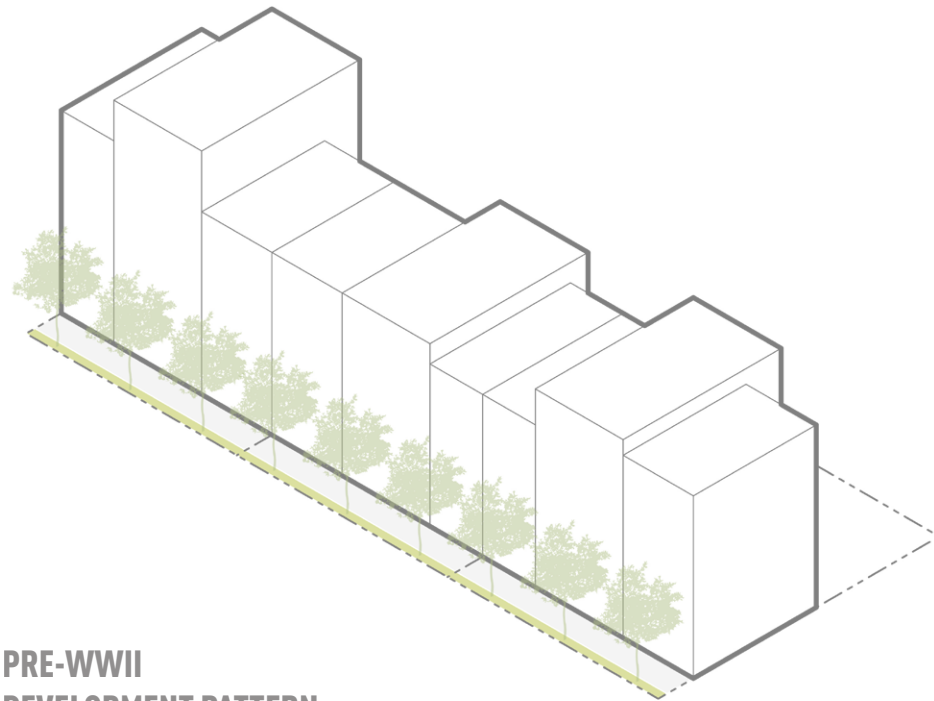
**PRE-WWII
DEVELOPMENT PATTERN**

**WHITE FLIGHT FUELED BY
FHA LENDING PRACTICES**

1950s - 1960s



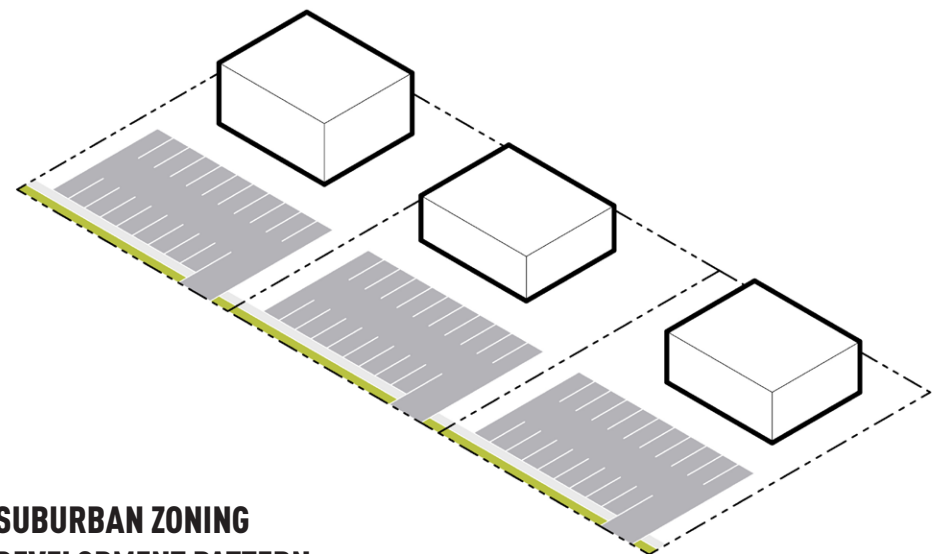
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**PRE-WWII
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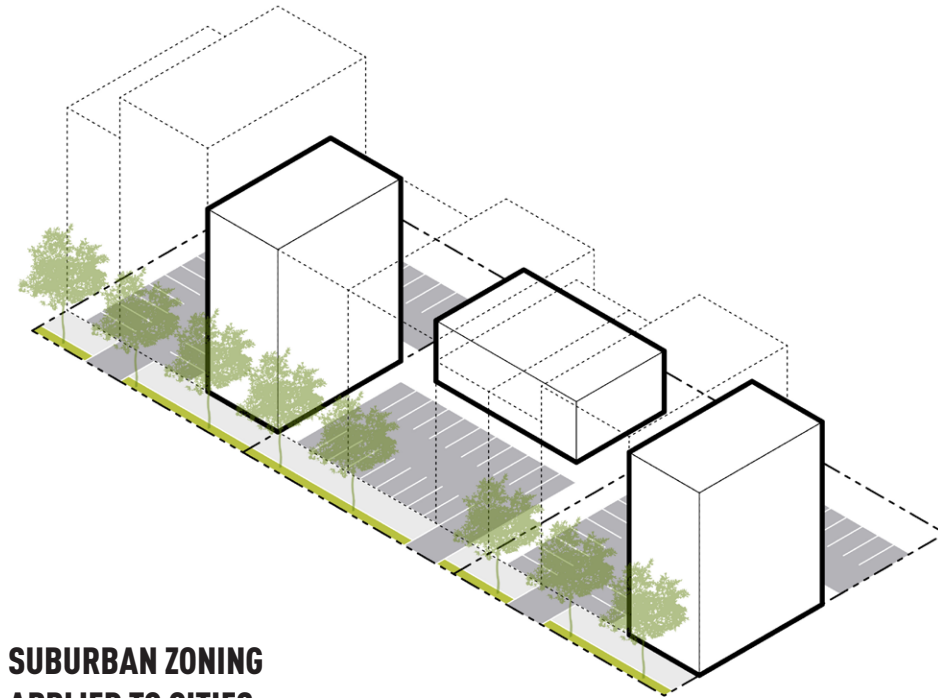


**SUBURBAN ZONING
DEVELOPMENT PATTERN**

SUBURBAN ZONING DEVELOPMENT PATTERN

WHITE FLIGHT FUELED BY
FHA LENDING PRACTICES

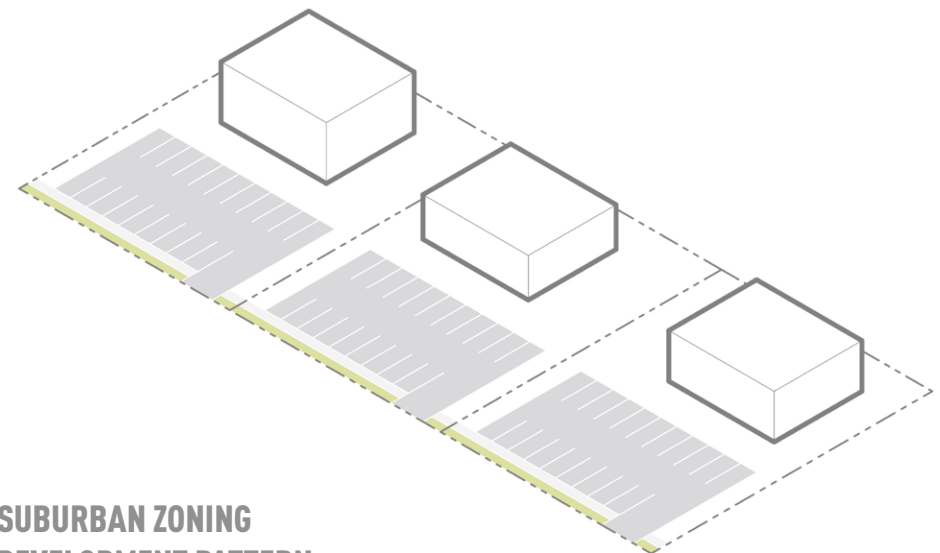
1950s - 1960s



SUBURBAN ZONING
APPLIED TO CITIES

SUBURBAN ZONING
APPLIED TO CITIES FOR
ECONOMIC DEVELOPMENT

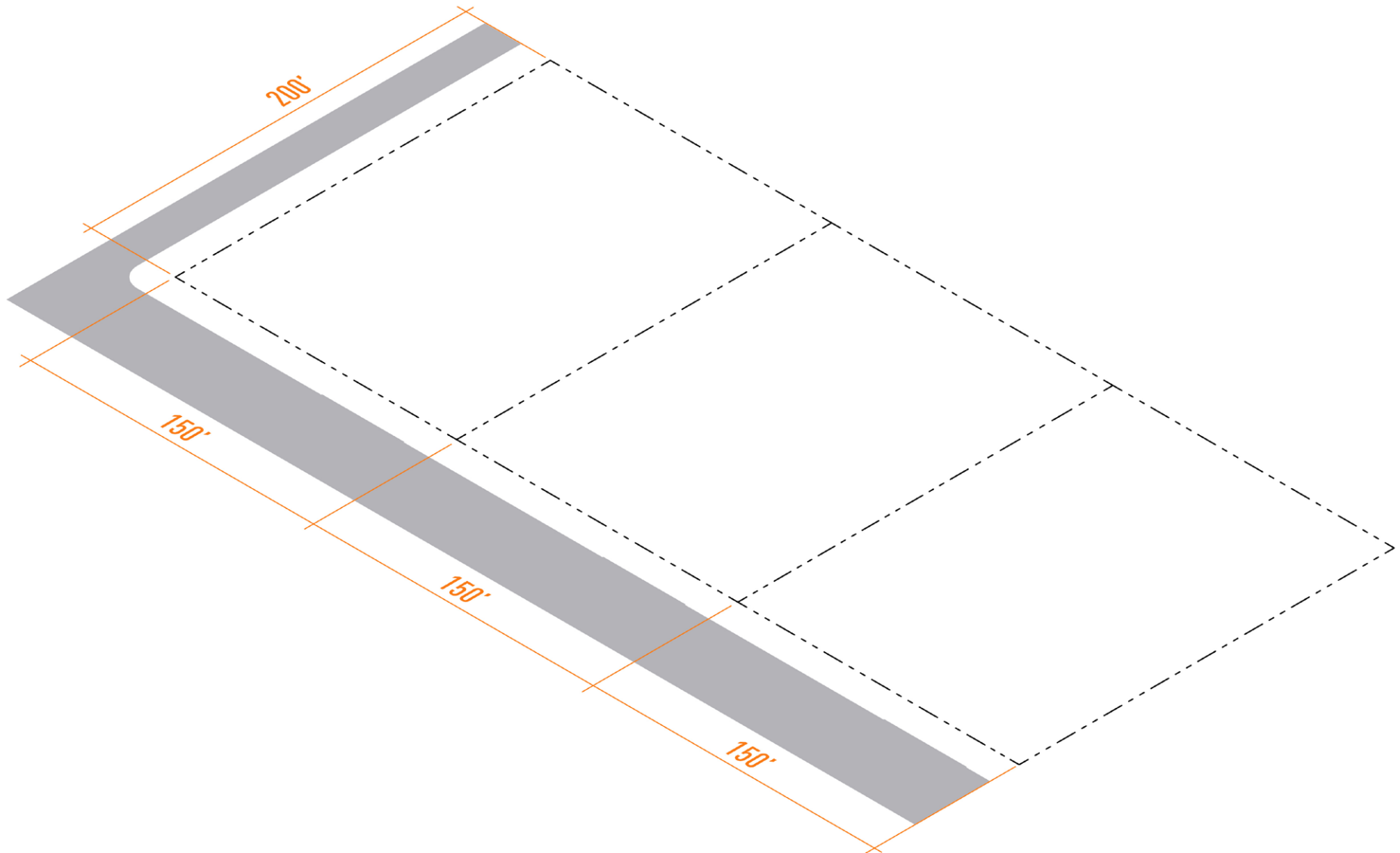
1980s - TODAY



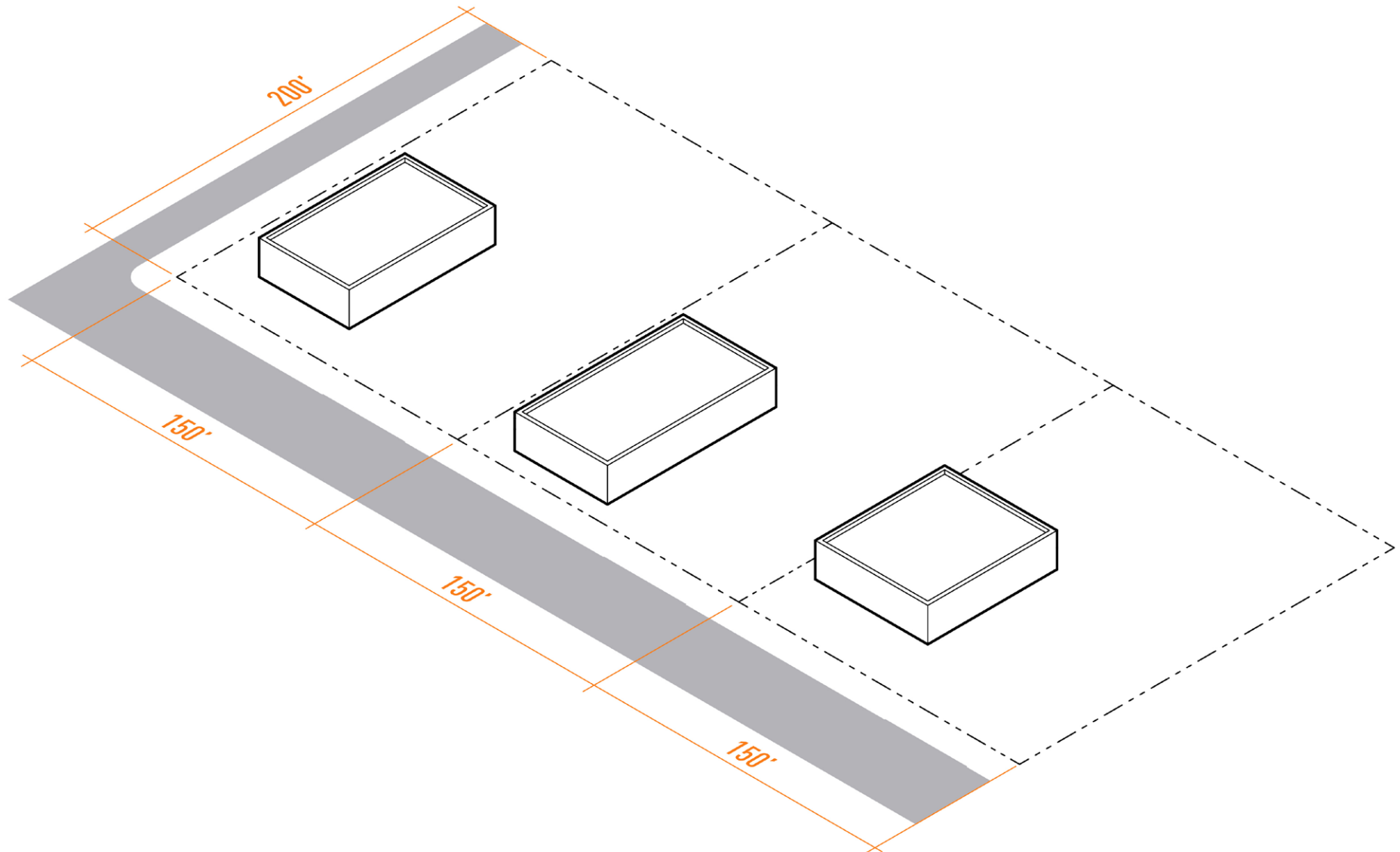
SUBURBAN ZONING
DEVELOPMENT PATTERN

PRIVATE SECTOR COVERING PUBLIC GOODS

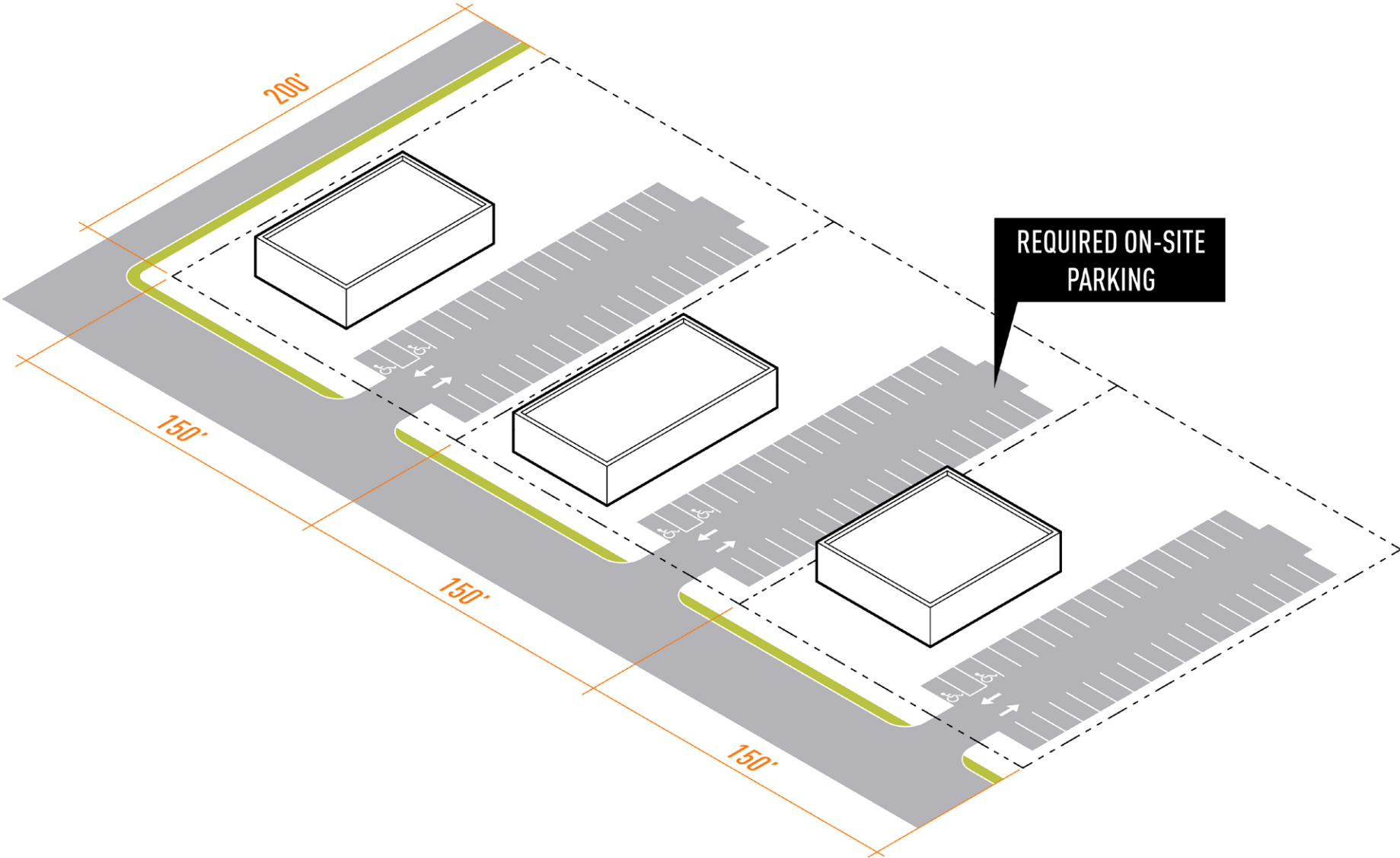
SUBURBAN ZONING: HOW IT WORKS



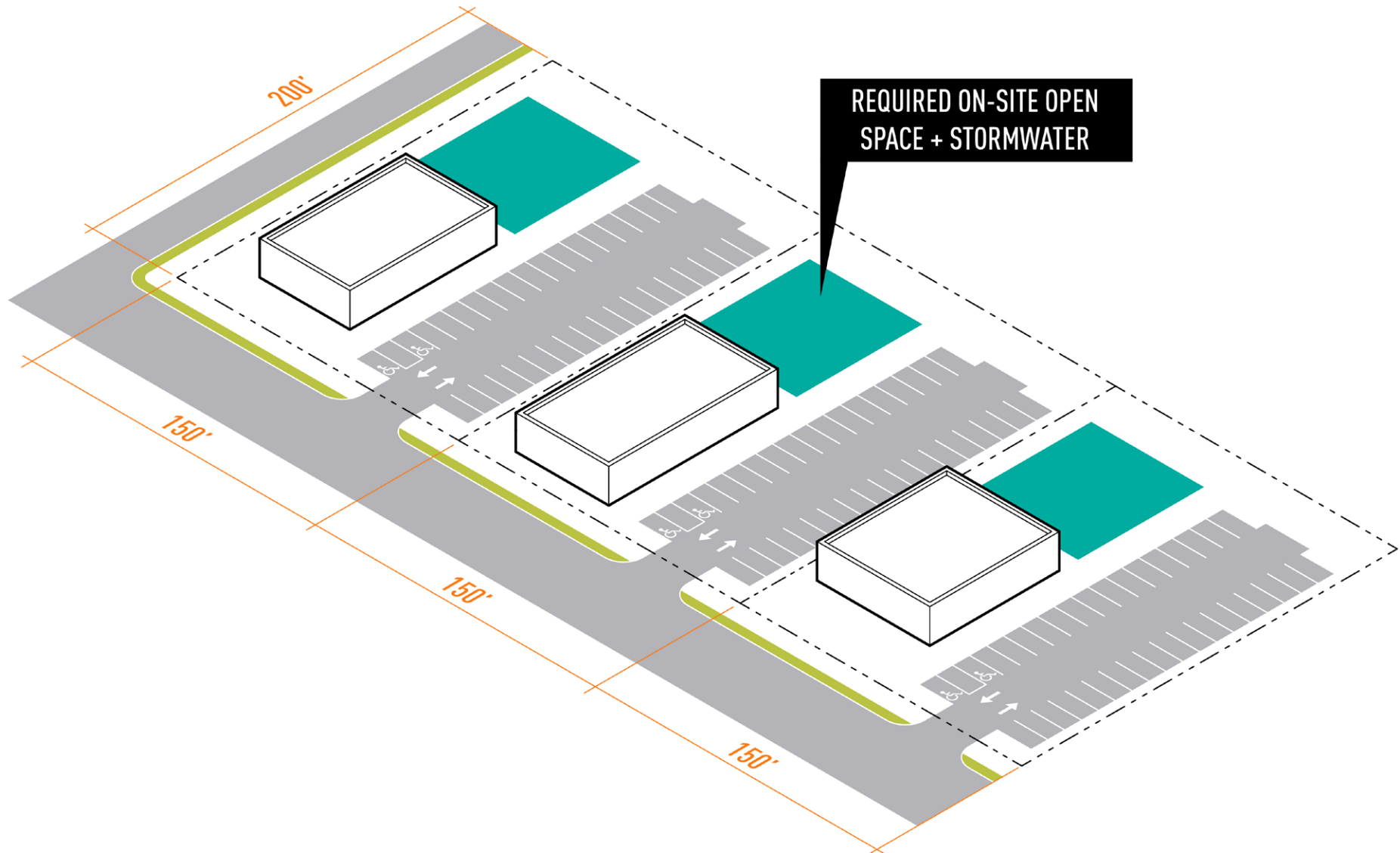
SUBURBAN ZONING: BUILDINGS



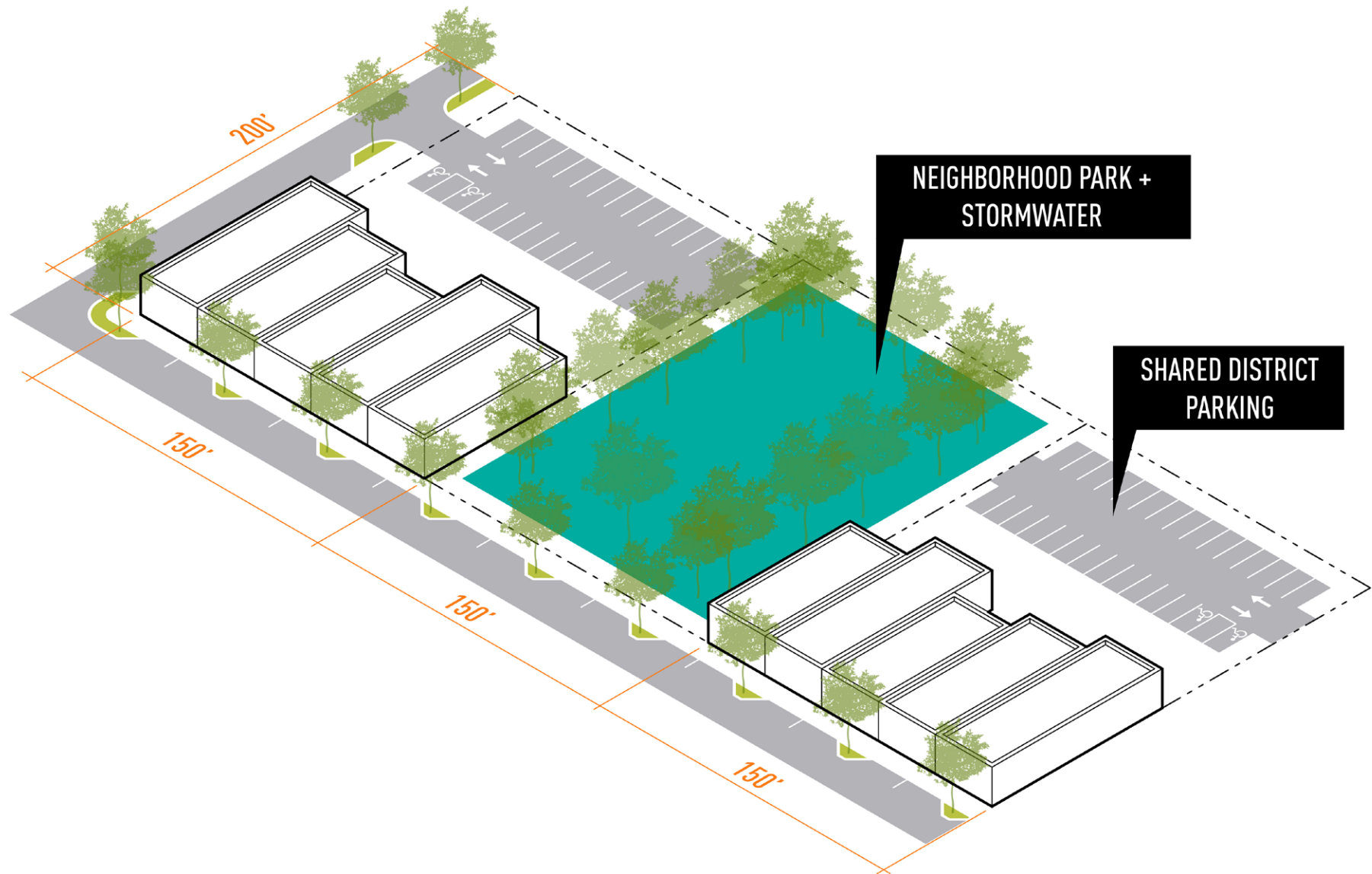
SUBURBAN ZONING: PARKING



SUBURBAN ZONING: STORMWATER + OPEN SPACE

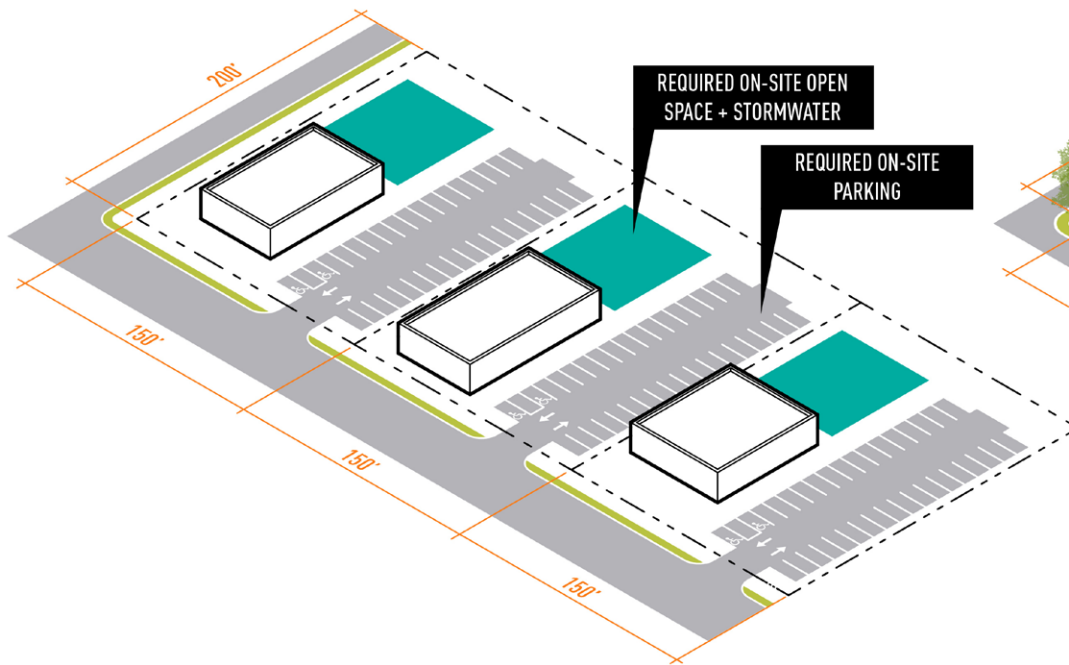


TRADITIONAL DOWNTOWN DEVELOPMENT



PRIVATE SECTOR COVERING PUBLIC GOODS

CONVENTIONAL SUBURBAN ZONING



HIGHER INFRASTRUCTURE + DEVELOPMENT COSTS

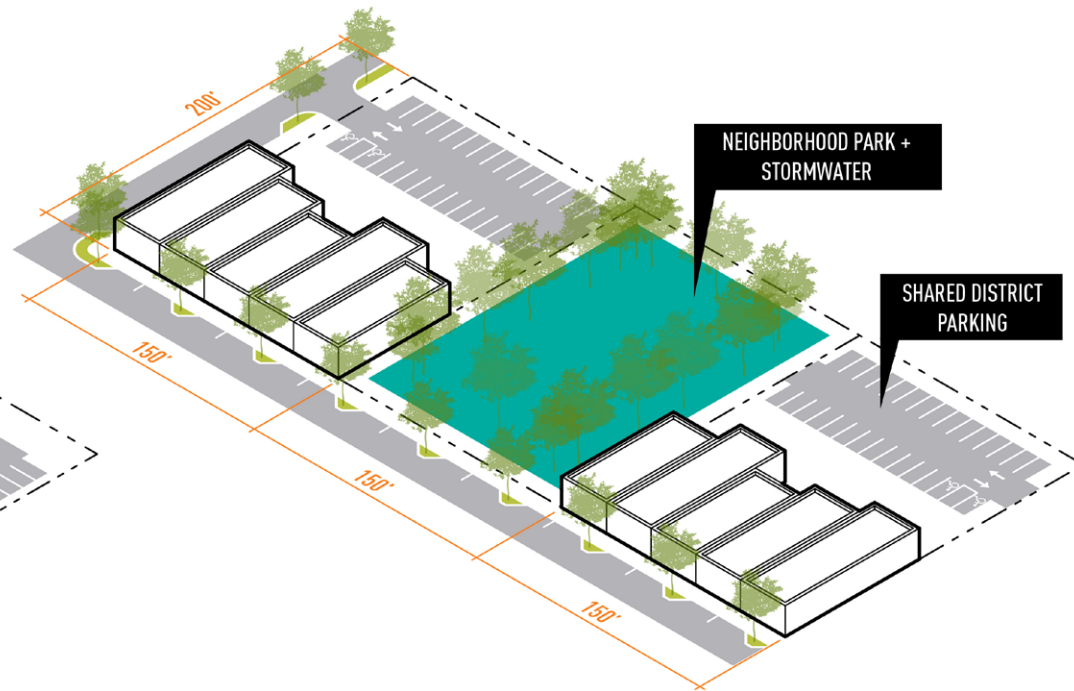


LOWER LAND VALUES



DECREASED AFFORDABILITY, ACCESS, + DIVERSITY

TRADITIONAL DOWNTOWN DEVELOPMENT



LOWER INFRASTRUCTURE + DEVELOPMENT COSTS



HIGHER LAND VALUES



INCREASED AFFORDABILITY, ACCESS, + DIVERSITY

WHAT CAN WE DO TO ENSURE WALKABLE, INCLUSIVE NEIGHBORHOODS TODAY?

1. FOCUS EFFORTS IN ACCESSIBLE PLACES

Focus density changes to areas with walkable infrastructure in-place, or have the potential for walkable infrastructure—typically these are pre-WWII neighborhoods. Proximity is key to providing affordable housing that also provides for mobility options.

2. ALLOW ADUs + DUPLEXES IN SINGLE FAMILY ZONING DISTRICTS

While this alone will not provide enough housing to accommodate growth, it is a good starting point in addressing housing shortages in walkable communities.

3. CHANGE PARKING REQUIREMENTS

Let the market decide how much parking is required, particularly in areas where walking, biking, or transit is an option. This is especially important in areas wanting to encourage the development of missing middle housing. Remember: 1-0.5 parking spaces per unit is plenty.

4. INVEST IN PEOPLE, NOT CARS

Focus public invest on improvements to the public realm that promote walking, biking, and transit ridership. Redirect some of the resources dedicated to accommodating cars into projects that create better environments for people.

TRADITIONAL NEIGHBORHOOD OVERLAY



Zoning LaGrange

a rewrite of LaGrange, Georgia's zoning code



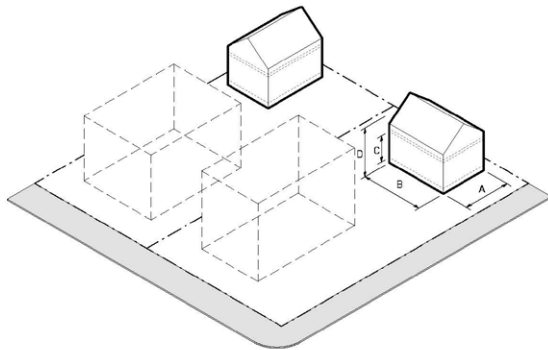
LAGRANGE
GEORGIA

[Home](#)

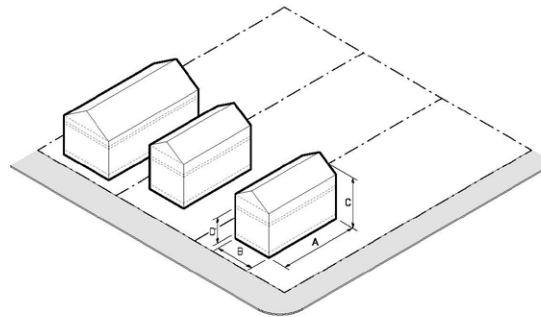
[Helpful Info](#)

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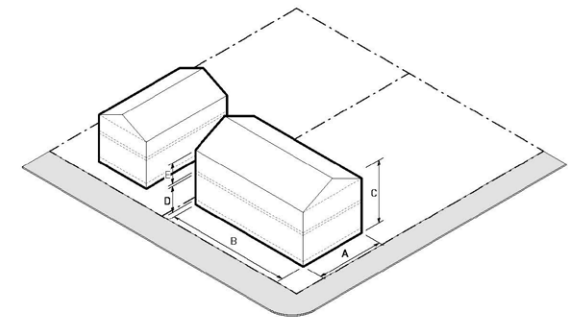
TRADITIONAL NEIGHBORHOOD OVERLAY



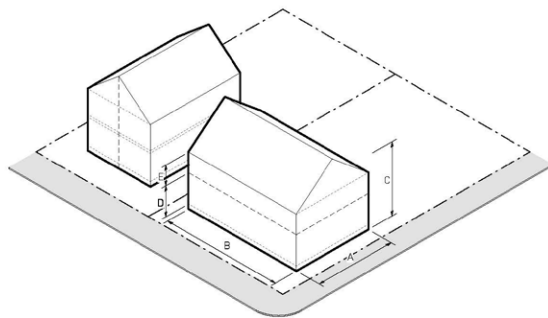
BACKYARD COTTAGE



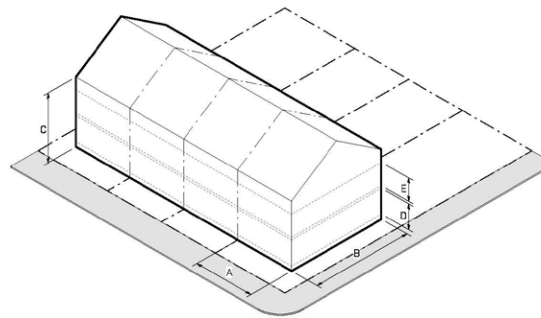
COTTAGE HOUSE



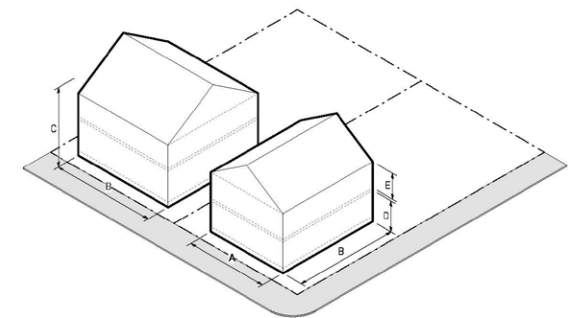
DETACHED HOUSE



DUPLEX

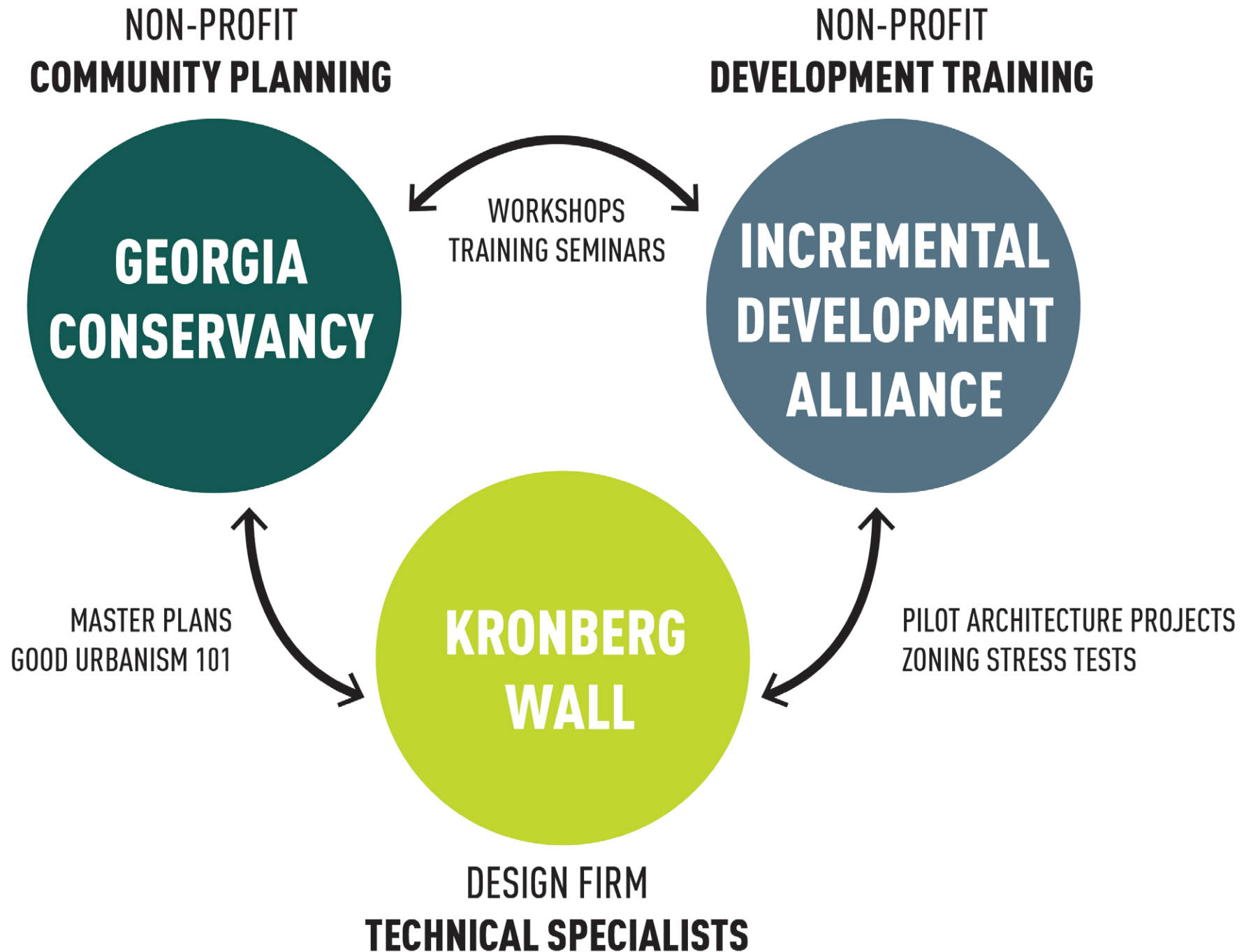


TOWNHOUSE



WALK-UP FLAT

NONPROFIT PARTNERS



INCREMENTAL CHANGES ARE LOW-RISK & LOW-BARRIER

1.

PRESERVE / ADAPT WHAT YOU HAVE

Most communities already have good bones and examples of housing variety. Focus on these areas, allowing them to adapt with the community's needs.

2.

ALLOW FOR MORE OF WHAT YOU LOVE

Examine the parts of your community that make it unique, and make sure your codes allow for more of the parts that you love.

3.

EXPLORE NEW CONTEXT SENSITIVE OPTIONS

Housing choice means exploring options that might not already exist. Allow and encourage innovative housing strategies that reflect your existing character.

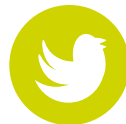


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