

Live-Work (LW) Ordinance

Fact Sheet

The Live-Work (LW) District is an important tool for supporting the rehabilitation or development of underutilized industrial and rail corridor areas adjacent to residential neighborhoods. The purpose of this district is to revitalize and protect neighborhoods by allowing a mixture of uses appropriate for creating a live work environment at a scale and character which is in keeping with the surrounding neighborhoods. This district would also provide neighborhood-oriented shops and services, and enhance environmental and recreational amenities through greenspace and landscaped buffers, pedestrian and bike connections and adjacent neighborhood parks.

Current regulations have resulted in automobile-oriented strip retail, service, office and dining uses which are intended to serve larger areas of the City than a single neighborhood or a small group of neighborhoods. In many areas of the City, huge parking lots and blank walls have replaced pedestrian-scale streets. This type of development has contributed to the destruction of the traditional character of many of our intown neighborhoods. The new LW district would protect and rebuild our neighborhoods by establishing pedestrian-friendly design standards and providing close-at-hand goods and services to nearby residences. These standards include minimum sidewalks that have street trees, shop fronts that are adjacent to the sidewalk and parking that is to the rear or side of buildings.

The LW district establishes the following minimum requirements to protect existing neighborhoods:

- Establishment of a compatible mix of uses.
- Maximum building heights.
- Minimum side and rear yards.
- Maximum block face lengths.
- Requirements for sidewalks and street trees.

City staff will be available to work with neighborhoods, businesses and property owners, to determine if a property is appropriate for a LW district. This district is intended to be an alternative to the existing light industrial (I-1) and community commercial (C-1) districts. The rezoning of any properties to the LW designation will follow the standard process for rezonings of going to the Zoning Committee of Council, the affected NPU, the Zoning Review Board, back to the Zoning Committee of Council and finally to the full City Council. This process takes a minimum of three months to complete.

For questions/comments please contact the Bureau of Planning at 404/330-6145, or visit our website for a copy of the ordinance at:

www.ci.atlanta.ga.us/citydir/dpdnc/current.htm