

# Atlanta Zoning Districts - Complete Listing

Adapted from the City of Atlanta Zoning Ordinance

District	Description
<b>BL</b>	Beltline overlay district
<b>C-1</b>	Community business
<b>C-2</b>	Commercial service
<b>C-3</b>	Commercial-residential
<b>C-4</b>	Central area commercial-residential
<b>C-5</b>	Central business district support
<b>HBS</b>	Historic building or site
<b>HD-20G</b>	West End historic district
<b>HD-20I</b>	Adair Park historic district
<b>HD-20J</b>	Whittier Mill historic district
<b>HD-20K</b>	Grant Park historic district
<b>HD-20L</b>	Inman Park historic district
<b>HD-20M</b>	Oakland City historic district
<b>I-1</b>	Light industrial
<b>I-2</b>	Heavy industrial
<b>LBS</b>	Landmark building or site
<b>LD-20A</b>	Cabbagetown landmark district
<b>LD-20B</b>	Druid Hills landmark district
<b>LD-20C</b>	Martin Luther King, Jr. landmark district
<b>LD-20D</b>	Washington Park landmark district
<b>LD-20E</b>	Oakland Cemetery landmark district
<b>LD-20F</b>	Baltimore Block landmark district
<b>LD-20H</b>	Hotel Row landmark district
<b>LD-20N</b>	Castleberry Hill landmark district
<b>LW</b>	Live-Work
<b>MR-1</b>	Multi-family residential, maximum floor area ratio of 0.162
<b>MR-2</b>	Multi-family residential, maximum floor area ratio of 0.348
<b>MR-3</b>	Multi-family residential, maximum floor area ratio of 0.696
<b>MR-4A</b>	Multi-family residential, maximum floor area ratio of 1.49
<b>MR-4B</b>	Multi-family residential (townhouses), maximum floor area ratio of 1.49
<b>MR-5A</b>	Multi-family residential, maximum floor area ratio of 3.2
<b>MR-5B</b>	Multi-family residential next to single-family districts, maximum FAR of 3.2
<b>MR-6</b>	Multi-family residential, maximum floor area ratio of 6.4
<b>MRC-1</b>	Mixed residential and commercial, maximum floor area ratio of 1.696
<b>MRC-2</b>	Mixed residential and commercial, maximum floor area ratio of 3.196
<b>MRC-3</b>	Mixed residential and commercial, maximum floor area ratio of 7.2
<b>NC</b>	Neighborhood commercial
<b>NC-1</b>	Little Five Points Neighborhood Commercial
<b>NC-2</b>	East Atlanta Neighborhood Commercial
<b>NC-3</b>	Kirkwood Neighborhood Commercial
<b>NC-4</b>	Cheshire Bridge North Neighborhood Commercial
<b>NC-5</b>	Cheshire Bridge South Neighborhood Commercial
<b>O-I</b>	Office-Institutional
<b>PD-H</b>	Planned housing development (single-family or multi-family)
<b>PD-MU</b>	Mixed-use planned development
<b>PD-OC</b>	Office-commercial planned development
<b>R-1</b>	Single-family residential, minimum lot size 2 acres
<b>R-2</b>	Single-family residential, minimum lot size 1 acre
<b>R-2A</b>	Single-family residential, minimum lot size 0.69 acres
<b>R-2B</b>	Single-family residential, minimum lot size 0.64 acres
<b>R-3</b>	Single-family residential, minimum lot size 0.41 acres
<b>R-3A</b>	Single-family residential, minimum lot size 0.31 acres
<b>R-4</b>	Single-family residential, minimum lot size 0.21 acres
<b>R-4A</b>	Single-family residential, minimum lot size 0.17 acres
<b>R-4B</b>	Single-family residential, minimum lot size 0.06 acres
<b>R-5</b>	Two-family residential, minimum lot size 0.17 acres

# Atlanta Zoning Districts - Complete Listing

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District	Description
<b>RG-1</b>	General (multi-family) residential, maximum floor area ratio of 0.162
<b>RG-2</b>	General (multi-family) residential, maximum floor area ratio of 0.348
<b>RG-3</b>	General (multi-family) residential, maximum floor area ratio of 0.696
<b>RG-4</b>	General (multi-family) residential, maximum floor area ratio of 1.49
<b>RG-5</b>	General (multi-family) residential, maximum floor area ratio of 3.2
<b>RG-6</b>	General (multi-family) residential, maximum floor area ratio of 6.4
<b>R-LC</b>	Residential with limited commercial, maximum floor area ratio of 0.348
<b>SPI-1</b>	Special Public Interest District: Central Core
<b>SPI-5</b>	Special Public Interest District: Inman Park
<b>SPI-6</b>	Special Public Interest District: Poncey-Highland
<b>SPI-7</b>	Special Public Interest District: Candler Park
<b>SPI-8</b>	Special Public Interest District: Home Park
<b>SPI-9</b>	Special Public Interest District: Buckhead Commercial Core
<b>SPI-11</b>	Special Public Interest District: Vine City and Ashby Station
<b>SPI-12</b>	Special Public Interest District: Buckhead/Lenox Station
<b>SPI-14</b>	Special Public Interest District: Berkeley Park
<b>SPI-15</b>	Special Public Interest District: Lindbergh Transit Station Area
<b>SPI-16</b>	Special Public Interest District: Midtown
<b>SPI-17</b>	Special Public Interest District: Piedmont Avenue
<b>SPI-18</b>	Special Public Interest District: Mechanicsville
<b>SPI-19</b>	Special Public Interest District: Buckhead Peachtree Corridor
<b>SPI-20</b>	Special Public Interest District: Greenbriar
<b>SPI-21</b>	Special Public Interest District: Historic West End/Adair Park
<b>SPI-22</b>	Special Public Interest District: Memorial Drive/Oakland Cemetery

- When one of the above district names is followed by -C (OI-C or MRC-1-C, for example), it indicates a conditional zoning with requirements elaborated in a specific ordinance passed by City Council.
- When one of the above district names is followed by SA (SPI-11 SA2 or LD-20A SA1, for example), it indicates a sub-area that has requirements different from or in addition to those for the district as a whole.
- Floor area ratio is the number of square feet in a building divided by the square footage of the building lot. An FAR of 0.5, for example, represents a one-story building that covers half of its lot, a two-story building that covers one fourth of its lot, and so on. The maximum floor area ratio can be exceeded with bonuses in some districts.