

**STATE OF GEORGIA
DeKalb County**

AN ORDINANCE TO AMEND THE USE TABLE OF SECTION 4.1.3 OF CHAPTER 27 OF THE ZONING ORDINANCE OF DEKALB COUNTY TO ADD “FILM, MOVIE, TELEVISION AND PRODUCTION STUDIOS” AS PERMITTED USES IN THE C-1 (LOCAL COMMERCIAL), C-2 (GENERAL COMMERCIAL), O-I (OFFICE-INSTITUTIONAL), AND MU-4 AND MU-5 (MIXED-USE HIGH DENSITY AND MIXED-USE VERY HIGH DENSITY) DISTRICTS; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Board of Commissioners is authorized to exercise zoning powers to protect and promote the County's health, safety, and general welfare;

WHEREAS, the zoning code currently allows “Film/movie/television production studios” only in the OD (Office-Distribution) and M (Light Industrial) districts, and the Indian Creek Overlay District, and;

WHEREAS, the proposed zoning text amendment creates a unique opportunity to further enhance and diversify DeKalb County’s economy, generate a significant number of new jobs, and further attract other businesses and investment to the County; and

WHEREAS, it is in the best interest of DeKalb County to amend the zoning ordinance in the furtherance of the public health, safety, general welfare, and economic growth and sustainability; and

NOW THEREFORE, BE IT ORDAINED by the Governing Authority of DeKalb County, Georgia, and be it hereby ordained by the Authority of same, that Chapter 27 of the Zoning Ordinance of DeKalb County, is hereby amended as follows:

PART I ENACTMENT

By amending Use Table of Article 4, Section 4.1.3 of Chapter 27, of the Zoning Ordinance of DeKalb County is hereby amended to add “Film/movie/television production studios” as permitted uses by right to the C-1, C-2, O-I, MU-4 and MU-5 districts with language as shown in table columns below:

Sec. 4.1.3. Use table.

Use	IS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	Se 4.
Recreation and Entertainment											
Adult entertainment establishments			P		P						✓
Adult service facility			P		P	P					✓
Drive-in theater			P		P	P					✓
Fairground or amusement park			P		P	P					✓
Film/movie/television production studios		P	P	P	P					P	✓
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)		P	P	P	P	P	P	P	P	P	
Nightclub or late night establishment		SP	SP	SP	SP	SP	SP	SP	SP	SP	✓
Outdoor recreation (miniature golf, batting cages,											

Sec. 4.2.58. – Film/movie/television production studios.

- A. Film and television production studios may film outdoors on studio property if compliant with all provisions of [chapter 15](#), film production.
- B. On-site filming, production, performance and other ancillary activities shall occur within fully enclosed soundproof stages and/or buildings.

PART 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

PART 3: The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the DeKalb County.

PART 4: It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, DeKalb County, Georgia.

PART 5: This Ordinance shall become effective immediately on the date of adoption by the board of commissioners and approval by the chief executive officer.

PART 6: Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid or unconstitutional. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

DRAFT

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of 2025.

MICHELLE LONG SPEARS

Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of 2025.

LORRAINE COCHRAN JOHNSON

Chief Executive Officer
DeKalb County, Georgia

ATTEST:

BARBARA H. SANDERS-NORWOOD, CCC

Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

CEDRIC HUDSON

Director, Planning and Sustainability

DeKalb County, Georgia

VIVIANE H. ERNSTES

County Attorney

DeKalb County, Georgia