

**AN ORDINANCE TO AMEND CHAPTER 27 OF THE CODE OF DEKALB COUNTY,  
GEORGIA, AND FOR OTHER PURPOSES.**

**WHEREAS**, maximum lot coverage is a customary zoning technique designed to limit the intensity of development upon individual lots for the purpose of protecting the health, safety and welfare of persons and property within the unincorporated area of DeKalb County; and

**WHEREAS**, there is no deviation proposed to alter the prescribed standards of the *Zoning Ordinance* as it relates to maximum lot coverage or impervious surfaces; and

**WHEREAS**, technological improvements and engineering innovation have precipitated a need to modify Section 5.1.10 (Maximum Lot Coverage) to permit greater flexibility in the use of pervious or permeable materials within the prescribed limits of current regulations; 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 Code of DeKalb County, as revised in 2015, is hereby amended as follows.

**PART I. ENACTMENT**

Section 5.1.10 (Maximum Lot Coverage) shall be amended as follows:

No lot shall be developed to exceed the maximum allowable coverage by buildings, structures, driveways or parking areas, or any other impervious surface specified for the zoning district in which the lot is located. In addition to the maximum impervious surface amount, pervious materials may be added up to a maximum amount of fifteen (15) percent of the total lot area ~~for non-vehicular uses only, such as walkways, patios and pool decks.~~

## **PART II. EFFECTIVE DATE**

This ordinance shall become effective immediately on the date of adoption by the board of commissioners and approval by the chief executive officer.

## **PART III. SEVERABILITY**

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 All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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**ROBERT J. PATRICK**  
Presiding Officer  
Board of Commissioners DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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**MICHAEL L. THURMOND**  
Chief Executive Officer DeKalb County, Georgia

**ATTEST:**

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**BARBARA SANDERS-NORWOOD, CCC**  
Clerk to the Board of Commissioners and  
Chief Executive Officer

DeKalb County, Georgia

**APPROVED AS TO SUBSTANCE:**

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**ANDREW A. BAKER**  
Director of Planning and Sustainability

**APPROVED AS TO FORM:**

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**VIVIANE H. ERNSTES**  
County Attorney