

**AN ORDINANCE TO AMEND CHAPTER 27 OF
THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988, AND FOR OTHER
PURPOSES**

WHEREAS, the Governing Authority of DeKalb County is tasked with the protection of the County's health, safety, and general welfare, and the Board of Commissioners is authorized to exercise zoning powers;

WHEREAS, the Board of Commissioners seeks to increase accessibility to DeKalb County's housing supply and diversify its housing options, by providing a wider variety of unit sizes;

WHEREAS, existing minimum unit size requirements in certain single-family R zoning districts unnecessarily require new homes sized larger than many potential owners want, need or can afford;

WHEREAS, reducing the minimum unit size for single-family dwelling units in certain single-family R zoning districts will help increase accessibility to and diversify the County's housing supply, and provide a wider variety of unit sizes;

WHEREAS, the Board of Commissioners seeks to encourage home ownership, particularly for first-time buyers in DeKalb County;

WHEREAS, reducing the minimum unit size for single-family dwelling units in certain single-family R zoning districts will enable more compatible single-family infill development in DeKalb County's many mid-century neighborhoods;

NOW THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners that Chapter 27 of the Code of DeKalb County, as Revised in 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Section 2.2.1, Table 2.2 of Chapter 27, Article 2, Division 2, of the Code of DeKalb County, as Revised 1988, as follows:

Sec. 2.2.1. - Dimensional requirements.

Dimensional requirements, such as overall site requirements, individual lot dimensions, and setbacks for residential zoning districts are established in Table 2.2, "Residential Zoning Districts Dimensional Requirements." Residential infill development may also be subject to compatibility regulations as specified in sections [5.2.3](#) and [5.2.4](#). (Amended 3/24/15).

Table 2.2 Residential Zoning Districts Dimensional Requirements

Residential Single-Family Zoning Districts								
KEY: Housing Types: SF: Single-Family, TF: Two-Family, TRF: Three-Family, MF: Multi-Family Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element	RE	RLG	R-100	R-85	R-75	R-60	MHP	RNC*
Unit Size, heated living area (minimum)								
Unit size (square feet)	2,000	2,000	2,000	1,400 1,800	1,400 1,600	1,200; if cottage: 800-1,200	N/A	*

* See division 10 of this article

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 _____, 2024.

MEREDA DAVIS JOHNSON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of ____, 2024.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

VIVIANE H. ERNSTES
County Attorney
DeKalb County, Georgia

ZACHARY WILLIAMS
Chief Operating Officer
DeKalb County, Georgia