



DeKalb County Department of Planning & Sustainability

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**Planning Commission Hearing Date: January 5, 2023
Board of Commissioners Hearing Date: January 26, 2023**

TEXT AMENDMENT ANALYSIS

AGENDA NO: 2022-2549 **ZONING CASE NO.:** TA-23-1246199 **COMMISSION DISTRICTS:** ALL

APPLICANT: Department of Planning & Sustainability

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS: CHAPTER 27-ZONING ORDINANCE, SECTION 6.1.4, TABLE 6.2 (OFF-STREET PARKING RATIOS) TO ADD MINIMUM AND MAXIMUM STUDIO APARTMENT PARKING RATIO STANDARDS.

REASON FOR REQUEST:

Presently, the required parking standards for multi-family dwelling units ranges from a minimum of 1.5 spaces per dwelling unit to a maximum of 3 spaces per dwelling unit. The *Zoning Ordinance* does not distinguish between the number of bedrooms, square footage, or number of beds.

As we encourage greater densities and intensity of mixed-use and vertical development, we have had a number of discussions with members of the development community regarding parking provisions for studio/efficiency units. The *Zoning Ordinance* defines *efficiency or studio dwelling unit* as “a self-contained residential unit consisting of not more than one (1) room together with a private bath and kitchen facilities.” Such units are commonly designed to accommodate 1 person. Thus, requiring 2-3 parking spaces for efficiency/studio may be excessive.

The proposal—a *minimum of 1 space per dwelling unit to a maximum of 1.5 spaces per dwelling unit for studio/efficiency units*—attempts to provide a reasonable compromise based on industry research. Kimley Horn recently provided parking analysis for a parking variance request for the North DeKalb Mall redevelopment project. An excerpt of its conclusion states

“Industry standards from ITE and ULI show that a base residential parking ratio of 1.17 – 1.31 spaces per dwelling unit is supported, without considering the unique factors associated with the proposed development.... It is the recommendation of this assessment that a minimum multifamily residential parking ratio of 1.0 space per dwelling unit is a reasonable requirement that could be considered by the County.”

Moreover, further research on multi-family parking standards reveals the following:

Jurisdiction	Minimum Multi-Family Parking Standard	Maximum Multi-Family Parking Standard
City of Decatur (GA)	1 space per DU	-
Charleston County (SC)	1 space per studio or 1-bdrm DU <i>(for workforce/affordable housing)</i>	-
York County (SC)	1 space per 1-bdrm DU	-

City of East Point (GA)	1.25 spaces per DU <i>(1.4 for fewer than 40DUs/AC)</i>	-
Gwinnett County (GA)	1.5 spaces per DU	3 spaces per DU
City of Chamblee (GA)	1.5 spaces per DU <i>(1 space per DU for age-restricted)</i>	-
Town of Leesburg (VA)	1.5 spaces per DU <i>(for efficiency & 1-bdrm)</i>	-
Los Angeles County (CA)	1.5 spaces per DU <i>(for efficiency & 1-bdrm)</i>	-
Fairfax County (VA)	1.6 spaces per DU	-
Cobb County (GA)	1.75 spaces per DU	-

Staff recommends approval.

STAFF RECOMMENDATION: Approval

AN ORDINANCE
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 must balance the need for adequate parking in multifamily residential developments with the need for efficient use of space; and

WHEREAS, the Board of Commissioners seeks to strike the proper balance between those interests by amending the minimum and maximum parking space requirements for multifamily residential developments that provide efficiency dwelling units;

NOW THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners, and it is hereby ordained by the Authority of same, that Chapter 27, Article 6, of the Code of DeKalb County, as Revised in 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Section 6.1.4 of Chapter 27, Article 6, of the Code of DeKalb County, as Revised 1988, to as follows:

Sec. 6.1.4. - Off-street parking ratios.

Table 6.2 Off-street Parking Ratios

Minimum and Maximum Parking Spaces

Residential		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Attached single-family dwelling	One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	One and a half (1.5) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Multi-family dwellings (1 or more bdrms)	One and one-half (1.5) spaces for every dwelling unit.	Three (3) spaces for every dwelling unit.
Multi-family dwellings (studio/efficiency units)	One (1) space for every dwelling unit.	One and one-half (1.5) spaces for every dwelling unit.
Mobile Homes	Two (2) spaces per mobile home lot.	Four (4) spaces per mobile home lot.
Multi-family dwellings, supportive living	One-half (0.5) space per dwelling unit.	One (1) space per dwelling unit.
Fraternity house or sorority house	One (1) space per bed.	One and one-quarter (1.25) spaces per bed.

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

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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 _____, 2023.

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

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of _____, 2023.

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

CEDRIC HUDSON
Planning & Sustainability Director (Interim)