

DeKalb County Government

Manuel J. Maloof Center 1300 Commerce Drive Decatur, Georgia 30030

Agenda Item

File ID: 2019-4124 Substitute

Public Hearing: YES ⊠ NO □ Department: Board of Commissioner - District 6

SUBJECT:

Commission District(s): All

An Ordinance to Amend the Text of Chapter 27 (Zoning) to add Film Production as permitted use in M and OD

Districts.

Information Contact: Commissioner Gannon

Phone Number: 404 371 6353

PURPOSE:

Update the Permitted Use Table 4.1 and add Film, Movie and TV Production Studios as shown on the attached table.

NEED/IMPACT:

When the Zoning Ordinance was adopted Film and TV Production Studios were not contemplated in DeKalb County. In recent years, the industry has grown, and further specificity is required within the zoning code.

FISCAL IMPACT:

None

RECOMMENDATION:

Adopt the ordinance and authorize the chief executive officer to execute all necessary documents...

KEY		- Pe											SA	- Sp	ecla	adm	inlstr	ative	репт	nit fro	m di	recto	r of p	lanni	ng
	P	a – P	emi	ted a	s an	acce	รรดก	/ USe					SP	- Sp	eclal	land	use	perm	it from	n Bo	C (Si	LUP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	- No.	MR-1	MR-2	HR-12.3	MHP	RNC	8	TIO	SN	3	C-2	90	2	M-2	MU-1	MU-2	MILS	MU4.5	
AGRICULTURAL.	ď					598	100							i e				N							
Agriculture & Forestry									9111								_	_	-		lo.				
Commercial greenhouse or plant	P	Т	T	T				1	T				T	1	P	P	P	1	P	P	P	T	1	1	I
nursery	_	-	-	1	+	-	-	╙			1	-			ļ	ļ.,	L	_			P	1			- 10
Temporary or portable sawmill	P	-	-	_	-	-	-	1	-	-	-	1		1	_	-	_	L	P	P	_		1		ľ
Urban, community garden, up to 5 ac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Urban, community garden, over 5 ac. Animal Oriented Agriculture	SA	(SA	ISA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	ŞA	SA	SA	SA	I ŞA	SA	SA	
Dairy Dairy	ĪΡ	1	_	1	-	1	1	1	-	-				_				1		Le	_		-		
Keeping of livestock	F	-	10	-	15	-	₽	-	-	-	-	+-	-	-		-	-	-	P	P	-				1
Keeping of poultry/pigeons	P	P	P	P	P	+	₽	-	-	-	+	P	-	-	-	-		-	P	-		-	-	1	ŀ
Livestock sales pavilion	P	10	+	1	1	-	-	-	-	1	100	P	-	-		-	1	-	P	-			-	-	Į,
Riding academies or stables	F	P	P	P	P	-	+-	-	-	-	-	-	-	1	1	-	-	-	3.00	P	-	-	-	41.0	1
Remarks with the control of the cont	-	F.P	P	1 1	P		1	_		_	-	1		_	16		1							_	5
RESIDENTIAL								4.71						- 73											
Dwellings						34		71.			4 . 18					-	55.27			Ž.			010		
Dwelling, cottage home		1			100	P	P	P	Р	Р		P		03	1									130	I
Dwelling, mobile home			20	-500							P			137					Pa	Pa					v
Dwelling, multi-family							175	P	P	P		2	P						SP	SP	P	P	P	P	100
Dwelling, multi-family (supportive living)			-3					P	Р	P	P	P	P				- 6				Р	P	P	P	13
Dwelling, townhouse			100	300	7		P	P	P	P		P		Р	1						P	P	P	P	į,
Dwelling, urban single-family				Al,	1		P	P	P	P		P	-	P	100				1		P	P	P	P	V
High-rise apartment		1		111						P			SP		Sal								P	P	
Dwelling, single-family (attached)			100	1			Р	P	P	P		1		P					100		P	Р	P	P	6
Dwelling, single-family (detached)	Р	P	P	P	P	P	P	P	P	P	P	P									P	P	P		18
Dwelling, three-family	1	1		97		1	P	P	P	P		P									P	P	P	P	8
Dwelling, two-family		0.0		1			P	P	P	P		Р		15.5							P	P	P	P	20
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												Pa	Pa	Pa	Pa	4
Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	ŞA	SA								1	SA	ŞA	SA	SA	V
Home occupation, with customer contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			-	3					SP	SP	SP	SP	4
Live/work unit	1				100	700	13	Р	P	P	- 12		P	P	200	P	P	ANGE	Р	Р	P	P	P	P	1
Mobile home park					5837						Р		127	94		18	4.5		3	175	733	110		(Sign	8
Accessory uses or structures	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	1
lousing and Lodging							-						40180												
Bed & breakfast		SP	-				SP	SP	_	SP		3.4	P	P		P	P	100			168	P	P	Р	
Bed & breakfast, home stay	SP	SP	SP	SP	SP	SP	SP	SP	_	SP		SP								- (1
Boarding/Rooming house	100					1		SP		P					-										
Convents or monasteries	SP	SP	SP	SP	SP	SP	SP	SP	SP				Р	P		-		1				P	P	P	4
Dormitory														Pa		_	Pa	Pa	Pa		Рa		Pa		20
Extended stay hotel/motel								-					SP	100	16.3	SP	SP					SP	SP	SP	Y
Fratemity house or sorority house								SP	₽	Р			SP				100			90		Р	-	838	
Hotel/Motel													Р			P	_	Р				Р	_	_	
Nursing care facility or hospice Personal care home, community,				1				P	P		100		P	Р		Р	P				P	P	P	Р	
7 or more							SP	SP	Р	Р			P	SP	SP	P	P	P	01		P	P	Р	Р	1
Personal care home, group, 4-6	SP	SP	SP	SP	SP	SP	SP		Р	Р	Р	SP	P	SP	SP	Р	Р	. 0		1	P	P	Р	Р	4
Child caring Institution, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	P	P	Р	SP	P	Р	Р	Р	Р			8	P	Р	P	Р	1
Child caring institution, community, 7 or more	2					311	SP	SP	P	Р			Р	SP	SP	Р	Р	P			P	P	Р	Р	1
Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	27	-90	35				SP	SP	SP	SP	1
Shelter for homeless persons, 7-20									SP	SP	. 17		SP			Р	P				98		1	JIE.	1
Shelter for homeless persons for no					10			SP	SP	SP		-3,	SP			SP					10				1
more than six (6) persons																									

KEY		200				ın acı	cesso	ery use						- Spec									olanni	ďΩ
1977-3-	T	T	1	Т	T	-		1	T	T	Г			Spec	AGE VOIL	1	peri	T	JIII B	70 (8	LUP	1	T	-
Use		¥ .	RIG	R-100	R-85	R-75	R-60	RSM MD-4	MR.2	HR-12,3	МНР	RNC	8	동	SS :	3 3	5 6	3 :	E :	Z-W	Wind	Z-OM	SOE STATE	MU4,5
COMMERCIAL (cont'd)		+				_				-			_			_		+	+				\pm	
Office (cont'd)	-	-	-	_	_	_	_	-			_	_	-	-	_	-	-		_					
General business office	Т	T	$\overline{}$	1	-	-	-	Pa	Pa	Pa		10.5	D.I	0.1	D 1 6				-	1 -				_
Insurance office	+	+	+	+	+	+	+	_	_	Pa			P	_	PF	_	_		+	P	<u> </u>		_ `	
Legal office	+	+	+	-	+	-	+	_	Pa		$\overline{}$	-	P		PF	<u> </u>			-	P	1.		-1 -	_
Medical office	+	+	-	+	+	+	+	_	-	-		\rightarrow	P	_	PF	<u>,</u>	-	-	+	P	_	_	-	-
Real estate office	+-	+	+	+	+	+	-	-	-	Pa	\vdash		P	_	PF		_		\perp	P	_	_	-	_
ecreation and Entertainment	_	_		1	1		\perp	Pa	Pa	Pa			<u>P </u>	P	PF	P	P			P	P	P	P	1
	-	_	_	-	_	_	_	_	-	1000			_					110		1	110		-	Ī
Adult entertainment establishments	1	_	_	_	1	_	_	4					\Box	L		l P	Γ	P		П	Т		\mathbf{T}	
Adult service facility	1	1		\perp	1										\top	P	Т	P	P	Т	17			
Orive-in theater	1											10	П		1	P	1	P	P	\top	\top	1		-
Fairground or amusement park	L												T	\neg	,	P		P	Р	\top	\top		100	1
Film/Movie/Television Production					1				Т			\neg	П	\neg		1	-	1					100	-
Studios	1	1			1					L							P	P					dest	
Indoor recreation (bowling alleys, movie		1										T		\top	Т	T					T			
theatres & other activities conducted		1													P	P	P	P	P	P	P	P	P	
wholly indoors)	+	-	-	-	4	_	_		1_	oxdot						-4							ı	
Nightclub or late night establishment		1	1	_	1	1	-			\perp		F	a		SF	SP	SF	SF	SP	SF	SF	SP	SP	>
Outdoor recreation (miniature golf,					1								П				Г	Т	T					-
batting cages, tennis, Go-cart & other outdoor activities)	SF				ı			1	-							P	P	SF			-			
Special events facility	SF	1	+	$\overline{}$	+	+	+	1				1	,	P	P	I P.	P	F	1	P	P	F	P	-
Theaters with live performance,	۲	+	+	+	+	+		-					+	-	+-	+-	1	1-	-	뚜	+-	15	1-	_
assembly or concert halls, or similar entertainment within enclosed building														P	P	P						P	P	
etall				_	_		_	1	70.			-			-	_		-	-	-	_	_	_	L
Alcohol outlet -package store, primary	T	1	1		Т	1	1	1		21			-1	-	SF	SP	P	IP	-	SP	Lea	Ico	100	
Alcohol outlet -beer and/or wine store,	1	1	+	1	+	+							+	-	-	-	_	-		OP.	SP	SP	SP	
beer growler, primary			1		1						- 1			S	PSP	SP	P	P	1	SP	SP	SP	SP	١
Alcohol outlet - beer and wine,		T	T			Ť		1				Ť	+	+	+			-	†	-	1	+-	-	-
accessory to retail less than 12,000 sf (see also 4.1.3 (F)					-				-					SI	SP	SP	P	P		SP	SP	SP	SP	
Apparel or accessories store		T	T			\top	+				\top	_	+	P	P	P		1-	+	P	P	P	P	ł
Art gallery		1-	1	1	+	+	+	Pa	Pa	Pa	\rightarrow	-	+	F	-	P	Р	-	-	P	F	P	P	4
Book, greeting card, or stationery store	_		1	1	+	+	1	+			-		+	 - -	- -	P	Р	-	-	-		<u> </u>	_	ł
Camera or photography	-		1	+-	+-	+-		+			-	-				-	_	-	-	Р	Р	Р	Р	Į
Commercial greenhouse or plant	-	+	+	+	+-	+-	+	\vdash	_		\rightarrow	-	_	Ų P	P	Р	P			P	P	P	P	1
nursery									Н	- 1				P	P	P		Р		P				١
Computer or computer software store	-	1	-	+	+	+	+-	1			-		+	+-	-				-		1		\square	ļ
Convenience store (see alcohol outlet or	-	-	-	-	-	+	+	-			_		-	P	Р	P	P			Р	Р	Р	P	l
uel pumps accessory)														P	P	P	Р	P	Р	Р	P	Р	Р	ĺ
Drive-through facilities (other than	-	-	-	-	-	+	+					+	-	+	+			ļ.,	Ľ		Ľ.	L		ļ
restaurants) in Activity Center character areas															SP	SP				SP	SP	SP	SP	
Orive-through facilities (other than restaurants) in all other character areas															SP	SP				SP				
arm or garden supply store	Р		-	-	-	+-	-			-		-	-		100								-	ı
armer's market, permanent	-	-	-	-	-	+-	-	-		-		+-		P	P	Р	P	winds and		Р	Р			
	CA	D.	C:	64	6	-	-		-			F	F	P	P	Ρ	Р	P	P	P	P	P	P	1
lorist	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA .	SAS			A SA				SA	ŞA					
pecialty food stores (e.g., coffee, ice	-2		-		-	+-				+	-	P	+	Р	P	P	P			P	Р	Р	Р	
ream) (see alcohol outlet) uel dealers, manufacturers or		_	_			-	_			-		P	3	Р	P	Р	P	,	,	Р	Р	Р	Р	
rholesalers	_ 1															P		P	P			8.		
uel pumps													T	SP	SP	SP		Р	P	SP	SP	SP	SP	i
	_		!	1																\rightarrow		-		j
uel pumps in character areas other nan, activity centers and as allowed in 2.28				_	_	<u> </u>	<u> </u>		_				\perp	P	P	Р		Р	E					į

KE	-94	Pa-Pe	20.00	debas	100	n acc	8550	V IIS						- Sp										lanni	ng
	T	T	1	1	T	1		7 401	1	T	-	T	SF	- Sp	ecial	aand	LISO	perm	et fro	m Bo	C (\$	LUP)	1	1	15
Use	u	2 2		M-100	K-83	R-75	ng-N	E 50	Miles 200	MD-4 2 3	Mus	CAG C	2 2	ե	NS.	3	3	8	=	C.M	2	MILO	MILES	MU-4.5	See Section 4 2
Pawn shop, title loan	+	+	+	+	1	+	+	+	+	+	+	1	+	+	+	+	I P	P	P	-		-	+	+	w.
COMMERCIAL (cont'd)					1000	100	Č.				T.									b	-	-	-	-	112
Retall (cont'd)		-	+		_	-	-	-	-		+	_	_		-	-	_	_	-	_	4				
Pet supply store	_		T	-	T	-	1	-	-		-	-	_		1.5	10	1.5	-	7 -	-		1 =	_	-	
Pharmacy or drug store(see alcohol	+	1	t	$^{+}$	+	+	+	0	B	Pa	+	-	Pa	D-	P	P	P	P	P	-	P	IP	+	-	9
outlet) Radio, television or consumer	+	+	+	+	+	+	+	1	1 1	F	Ψ.	P	a Pa	Pa	F	P	P	P	-	L	P	P	P	P	
electronics store										1						P	P	P			P	P	P	P	
Retail, 5,000 sf or less			1				1	Pa	a Pa	Pa			Pa	Pa	P	P	P	P	P	P	P	P	P	P	t
Retail, over 5,000 sf (see also shopping center)	Г			T	T						Т	T	1		P	P	P	P	Ť		P	P	P	P	i
Retall warehouses/wholesales providing sales of merchandise with no outdoor		T	T	1	t	1	t	T	t	+	1	1	T			P	P	P	P	-	P	P	P	P	
storage	L	1		1	1	_	_									Ľ	L				5			-	
Shopping center		1	-	1				1							Р	Р	Ρ	Р			P	P	P	P	
Specialty store	-		1	-	1										Р	P	P	Р			P	P	P	P	8
Sporting goods or bicycle sale	-	1	1	-	1	1		-	1						P	P	P	P		1	P	Р	P	P	
Thrift, secondhand, antique store Trade shops: electrical, plumbing,	-	-		-	+	-	-	-	-	-			-			P	P		P						
heating/cooling, roofing/siding, with no outside storage													P	P		Р	P	P	₽	Р					
Variety store	1	1			Т			1	1			1	Pa		P	P	P	P			P	Р	P	Р	40
Temporary Commercial Uses						3						_		0.	-	-			-				-		
Temporary outdoor sales, seasonal	SA	SA	SA	SA	S	\ SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SΔ	1
Temporary produce stand	SA	SA	SA	SA	\S/	A SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	1
Temporary outdoor retail sales	SA	SA	SA	SA	5/	A SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	1
Temporary outdoor events	SA	SA	SA	SA	S	\ SA	SA					33	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	1
Temporary trailer, as home sales office or construction trailer	SA	SA	SA	SA	S	SA	SA	SA	SA	SA	SA	SA	SA												1
Restaurant/Food establishments	_					_			_			_	-	_								-		_	-
Brewpub				1		1	1		П						P	Р	Р		Р		P	Р	Р	P	200
Catering establishments													P	Р		Р	P		P	- 13	P	P	Р	P	200
Restaurants (acc. to hotel/motel)													P			Р	P	Р				P	Р	Р	
Restaurants (non-drive-thru)			1					Pa	Pa	Pa		Pa	Pa	Pa	P	P	P		P	G.	Р	P	P	P	(10)
Restaurants with a drive-thru configuration in Activity Center character			3										8			SP	SP			500	SP				1
areas Reslaurants with a drive-thru configuration	-		-	-	-	+		-		-					-				- 1						36
located in all other character areas and as allowed in 4.2.23)																P	Р			11	Р				1
Transportation and Storage				27		1	1					Ullet		7											
Bus or rail stations or terminals for passengers										L						SP	SP		SP	SP	SP	SP	SP	SP	
Heliport										1			SP	2		SP	SP	SP	Р	Р	200		SP	SP	1
Parking commercial lot					1								Pa			P	Р	P	Р		P	P	P	P	1
Parking, commercial garage Taxl, ambulance or limousine service, dispatching or storage.	-		7		-	-	1				-		Pa			Р	P	P	P	Р	P	P	P	Р	1
Taxi, ambulance, limousine dispatch			cal.		1000				(trans		-	-		-	-			-	-			920		-8	S.
office only (no vehicle parking) Taxi stand				6-51									P	P	P	P	P	P	P	P	Р	P	P	P	
Services					-						-	9900		P	P	P	-1	-	P	P	P	P	PI	- 1	660
Adult day care center - 7 or more	-	-				[P	Р	Ρĺ	P		P	РΙ	PI	P	PI	Ρĺ	P			P	Р	PΙ	7
Adult day care facility - up to 6 Animal hospitals, veterinary clinic	SP	SP	SP	SP	SP	SP	SP					SP			P	P	P	Р			Р	P	-	Р	1
Animal shelter / rescue center	SP	-				-		-					-	-	P	Р	P	P	-	P	Р	P			1
Banks, credit unions or other similar financial institutions	3F.	\dashv						Pa	Pa	Pa		-	P	Р	P	Р	P	P	P	Р	P	P	-		1
Barber shop/ beauty salon or similar								-		-			-		-	-	-		-	+		-		P	
establishments								raj	Pa	ra			Pa	P	M	P	P	P	P		P	PT	P	P	
Check cashing establishment, primary			Ī									-	-		-	-	P	-	Р	-	\rightarrow	_	-	-	1

KEY:						acces	sory	use										tiv a p emnit					r of pl	annir	g
Use	2	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	5	тo	NS	5	C-2	8	æ	M-2				MU-4,5	
Distillation of bones or glue manufacture										W					5	100				Р	770		1	000	ţ
NDUSTRIAL (cont'd)	1				I																- 3			100	ì
Dry cleaning plant																			Р	P		I	T		ī
Dye works	_																			₽					1
Explosive manufacture or storage																				SP		П			1
Fabricated metal manufacture																		\neg		Р			\vdash		t
Fat rendering or fertilizer manufacture															_					SP					t
Fuel dealers, manufactures or wholesalers																			Р	Р					İ
General aviation airport																			SP	SP	-	-		-	t
Heavy equipment repair service or trade											\neg	\dashv		\neg	-		P		P	P		-		-	ł
Ice manufacturing plant								-	7	T		Ť			-	-		_	P	Ė	_	-			ł
Incidental retail sales of goods produced									T		_	_		_	-		3 7	-		-					ł
or processed on the premises Incineration of garbage or refuse when	4		_				,)				-				700			1	Pa	Pa	2017				ŀ
conducted within an enclosed plant			_					\rightarrow	_			-7					- 1			SP	3			1 3	l
Industrial, heavy											_1				94			-		SP					Ī
Industrial, light	\perp																		P	Р				- 7	ı
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal								,												SP		-			
Leather manufacturing or processing	7	7						\neg	_		\rightarrow	+	-	-	-		-	-	-	P	-			-	H
Light malt beverage manufacturer (See also Brewpub)					61			+	+	\dashv	\forall	+	\dashv		Pa	Pa	Pa		P	-	Pa	Pa	Pa	Do.	f
Light manufacturing	+	-	- 1	-	1	-		-		\dashv	\dashv	_	_	_	-	_	-				га	га	ra	ra	l
Manufacturing, heavy	-							-	_	_	_	4	_	_	_	_			P	P					
Manufacturing operations not housed	+		-	-						4	_	_	_	4	_	_		_	4	SP					L
within a building		- 1				- [- 1	1							1			SP	ļ			ı	
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits		7	1						1	7		+		+			\dagger		7	SP SP					No.
Outdoor storage, industrial			+	-			-	-	\rightarrow	-	\dashv	+	-	+	\dashv	-+	\dashv			P		_	-	-	ľ
Paper or pulp manufacture	_	-	-	-		-	+		-+	-+	-				+	-	-			SP		-	-	-	100
Petroleum or inflammable liquids	+	+	\dashv	\dashv	-	\rightarrow	\dashv	-	_	+		+	-	+	-		+			37	-	\dashv	-	\dashv	b
production, refining																				SP					į
Radioactive materials: utilization,								\neg	\neg		\dashv	_		Ť	\dashv		_		\rightarrow			\dashv	-	+	200
manufacture, processing or emission Railroad car classification yards or team		\dashv	+	-		-	\dashv	-	_	+	+	+	-	4	\dashv		+	\perp	-	SP			-	4	
truck yards			Į					- 1										s	Р	SP	- 1			- (ľ
Recovered materials facility wholly											_			\dashv	1	\top								+	ä
within a building			\perp	_														F	2	Р				- 1	ľ
Recovered materials processing wholly within a building		+													T	7	1		T			7			į,
Recycling collection	-	-	-	-	-	4	-		-	_		_		_			11	-	_	P					
Recycling collection	+	-	5.63			200	+					P	а	P	a F	a P	a		P S		4		-	-	100
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic,			5			1							+		1			S	PS	SP				1	SCHOOL SEC
ight sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over										3								F		Р			-		
100 tons rated capacity or drop hammer Research, experimental or testing				+	+	+	+	+					-	-	+		1						-		
aboratories Rubber or plastics manufacture	+		+	1	4	\perp	_	-	_	_								F		P					
Salvage yard (Junkyard)		-	+	-		+	4	-	+	1	-	-		_ _	_	1		F	-	Р		T		- 1	j
Salvage yard (Junkyard) Solld waste: general disposal, landfil,	-	+	\perp	-		+	-	-	+	_	_	4		1	_	\perp		Si	2 5	P		I			٧
colid waste: general disposal, landfill, private Industry disposal, handling acility, thermal treatment technology or nazardous/toxic materials including																			S	Р					
radioactive materials	-				-			+	- -	_		1			1	_	1		1			_ _			
	-	_	\perp	_	_					\perp	_1.		_1		- F						T				_

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.