



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...

Use	KEY: P – Permitted use Pa – Permitted as an accessory use																SA – Special administrative permit from director of planning SP – Special land use permit from BoC (SLUP)					See Section 4.2						
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	DI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1		MU-2	MU-3	MU-4,5			
COMMERCIAL (cont'd)																												
Office (cont'd)																												
General business office								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P			
Insurance office								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P			
Legal office								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P			
Medical office								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P			
Real estate office								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P			
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				✓	
Indoor recreation (bowling alleys, movie theatres & other activities conducted wholly indoors)															P	P	P	P				P	P	P	P	P		
Nightclub or late night establishment													Pa			SP	SP	SP				SP	SP	SP	SP	SP	✓	
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart & other outdoor activities)																	P	P				SP					✓	
Special events facility														SP	SP	SP	SP	SP				P	P	P	P			
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building														P	P		P	P							P	P		
Retail																												
Alcohol outlet -package store, primary																SP	SP				P	P		SP	SP	SP	SP	✓
Alcohol outlet -beer and/or wine store, beer growler, primary															SP	SP	SP				P	P		SP	SP	SP	SP	✓
Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F))															SP	SP	SP				P	P		SP	SP	SP	SP	✓
Apparel or accessories store															P	P	P							P	P	P	P	
Art gallery								Pa	Pa	Pa					P	P	P				P	P		P	P	P	P	
Book, greeting card, or stationery store															P	P	P				P	P		P	P	P	P	
Camera or photography															P	P	P				P	P		P	P	P	P	
Commercial greenhouse or plant nursery															P	P	P				P			P				✓
Computer or computer software store															P	P	P				P	P		P	P	P	P	
Convenience store (see alcohol outlet or fuel pumps accessory)															P	P	P				P	P		P	P	P	P	✓
Drive-through facilities (other than restaurants) in Activity Center character areas																SP	SP							SP	SP	SP	SP	✓
Drive-through facilities (other than restaurants) in all other character areas																SP	SP							SP				✓
Farm or garden supply store															P	P	P				P	P		P	P			
Farmer's market, permanent														P	P	P	P				P	P		P	P	P	P	✓
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA				SA	SA	SA	SA	SA	SA	SA	✓
Florist														Pa		P	P				P	P		P	P	P	P	
Specialty food stores (e.g. coffee, ice cream) (see alcohol outlet)														Pa		P	P				P	P		P	P	P	P	
Fuel dealers, manufacturers or wholesalers																	P				P	P						
Fuel pumps																SP	SP				P	P		SP	SP	SP	SP	✓
Fuel pumps in character areas other than activity centers and as allowed in 4.2.28																P	P				P	P						✓
Fuel pumps in activity centers																SP	SP				SP	SP		SP	SP	SP	SP	✓

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.**