

**AN ORDINANCE**

**AN ORDINANCE TO AMEND  
THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988,  
CHAPTER 27, ARTICLE 2, RELATING TO THE MINIMUM UNIT SIZE OF MULTI-  
FAMILY DWELLINGS, 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; and

**WHEREAS**, among the purposes and intent of the HR-2 and HR-3 zoning districts is for them to provide for high density, low-rise residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development; and

**WHEREAS**, five hundred (500) square feet is an appropriate minimum square footage for the unit size heated living area for a multi-family dwelling in HR-2 and HR-3 zoning districts and is compatible with the purpose and intent for HR-2 and HR-3 zoning districts; and

**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 2 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

**PART I. ENACTMENT**

*By amending Table 2.4 of Section 2.11.2 of Chapter 27 of the Code of DeKalb County, as Revised 1988, to as follows:*

**Sec. 2.11.2. – Dimensional requirements.**

\*\*\*

**Table 2.4 Medium and High Density Residential Zoning Districts**

**Dimensional Requirements**

<b>Medium and High Density Residential</b>					
<b>KEY:</b> Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three-Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
<b>Elements</b>	<b>RSM</b>	<b>MR-1</b>	<b>MR-2</b>	<b>HR-1</b>	<b>HR-2 and HR-3</b>
<b>Overall Site Requirements (minimum, unless otherwise specified)</b>					
Dwelling units per acre (maximum base density and maximum possible with bonuses)	4—8	8—12	12—24	24—40	HR-2: 40—60 HR-3: 60—120
Open space required (minimum %)*	20%	20%	15%	15%	15%
Transitional buffers (feet)	See article 5				
<b>Lot Requirements (minimum, unless otherwise specified)</b>					
<b>Single-Family Detached Conventional (SFD)**</b>					
Lot area (square feet)	5,000/2,000 cottage	5,000/2,000 cottage	5,000/2,000 cottage	Not permitted	Not permitted
Lot width, street frontage (feet)	50/20 cottage and detached townhome	45/20 cottage and detached townhome	40/20 cottage and detached townhome	Not permitted	Not permitted
Lot coverage (maximum % per lot or total parcel acreage)	50	60	65	Not permitted	Not permitted

<b>Single-Family Attached (SFA)</b>					
Lot area (square feet)	1,000	1,000	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
<b>Urban Single-Family (detached)</b>					
Lot area (square feet)	1,350	1,350	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
<b>Two/Three-Family (TTF)</b>					
Lot area (square feet)	4,000	4,000	4,000	Not permitted	Not permitted
Lot width (feet)	60	55	50	Not permitted	Not permitted
Lot coverage (maximum % per lot or total parcel acreage)	50%	55%	55%	Not permitted	Not permitted
<b>Multi-Family (MF) and Mixed-Use (MU)</b>					
Lot width, street frontage (feet)	Not permitted	100	100	100	100

Lot coverage (maximum % of total parcel acreage)	Not permitted	65%	75%	85%	85%
<b>Building Setbacks: SF and SFA for Individual Internal Lots; MF, SFA, MU for Overall Site****</b>					
From thoroughfares and arterials (min. and max. feet)	All: min. 20, max. 30	SFD: min. 15, max. 25 Other: 10—20	All: min. 10, max. 20	All: min. 10, max. 20	All: min. 10, max. 20
Front - all other streets by character area (min. feet)	RC/NC/TC: 15 SUB: 20	0 - Determined only by utility placement, ROW, and streetscape (article 5)			
Front with alley access (min. feet)	10	SFD & TTF: 10 SFA & MF: 5	SFD & TTF: 10 SFA & MF: 5	5	5
Side - interior lot (feet)****	SFD & TTF: 3 ft. with minimum 10 ft. separation between buildings; SFA; N/A; MF & MU; N/A; U-SF; 0 ft. side setback with minimum 3 ft. separation between building				
Side - corner lot on public street (feet)	Same as front setback (see also article 5, corner lot)				
Rear without alley (feet)	SFD: 20; SFA: 15; TTF: 15; All others: 20	SFD: 20; SFA: 15; MF & MU: 20; MF: 20; CM/OF/MU: 15 (see also transitional buffers, article 5)			
Rear with alley (feet)	10	10	10	10	10
<b>Unit Size, heated living area (square feet, minimum)</b>					
Single-Family Detached (SFD)- Conventional	1,200	1,200	1,000	Not permitted	Not permitted
Single-Family Detached (SFD)- Cottage	800	800	800	Not permitted	Not permitted

Single-Family Attached (SFA)***	1,200	1,200	1,000	1,000	Not permitted
Urban Single-Family (U-SF) Detached	1,100	1,100	1,100	1,100	Not permitted
Two/Three-Family (TTF)	1,000	1,000	1,000	1,000	Not permitted
Multi-Family (MF)***	Not permitted for new developments	650	650	650	500
<b>Height (maximum and whichever is less when indicated as stories or feet)</b>					
Single-Family Detached (SFD) Except Res Infill Overlays = 28 feet	35 feet	35 feet	35 feet	Not permitted	Not permitted
Single-Family Attached (SFA) and Urban Single-Family (U-SF)	3 stories or 45 feet	3 stories or 45 feet	3 stories or 45 feet	Not permitted	Tables 2.13 and 2.15
Two/Three-Family (TTF)	35 feet	35 feet	3 stories or 45 feet	Not permitted	Not permitted
Multi-Family (MF)***	N/A	4 stories or 60 feet	Table 2.9	Tables 2.13 and 2.15	Tables 2.13 and 2.15
Mixed-Use (MU)	N/A	4 stories or 60 feet	Table 2.9	Table 2.11	Tables 2.13 and 2.15

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## PART II. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Board of Commissioners and approval by the Chief Executive Officer.

November 4, 2020

**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 \_\_\_\_\_, 2020.

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STEPHEN R. BRADSHAW  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2020

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MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

November 4, 2020

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
VIVIANE H. ERNSTES  
County Attorney

**APPROVED AS TO SUBSTANCE:**

\_\_\_\_\_  
ANDREW A. BAKER  
Planning & Sustainability Director

**AN ORDINANCE**

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THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988,  
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**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; and

**WHEREAS**, among the purposes and intent of the HR-2 and HR-3 zoning districts is for them to provide for high density, low-rise residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development; and

**WHEREAS**, five hundred (500) square feet is an appropriate minimum square footage for the unit size heated living area for a multi-family dwelling in HR-2 and HR-3 zoning districts and is compatible with the purpose and intent for HR-2 and HR-3 zoning districts; and

**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 2 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

**PART I. ENACTMENT**

*By amending Table 2.4 of Section 2.11.2 of Chapter 27 of the Code of DeKalb County, as Revised 1988, to as follows:*

**Sec. 2.11.2. – Dimensional requirements.**

\*\*\*

**Table 2.4 Medium and High Density Residential Zoning Districts**

**Dimensional Requirements**

<b>Medium and High Density Residential</b>					
<p><b>KEY:</b>            Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three-Family, MF: Multi-Family,            MU: Mixed-Use, U-SF: Urban Single-Family            Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center,            SUB: Suburban</p>					
<b>Elements</b>	<b>RSM</b>	<b>MR-1</b>	<b>MR-2</b>	<b>HR-1</b>	<b>HR-2 and HR-3</b>
<b>Overall Site Requirements (minimum, unless otherwise specified)</b>					
Dwelling units per acre (maximum base density and maximum possible with bonuses)	4—8	8—12	12—24	24—40	HR-2: 40—60 HR-3: 60—120
Open space required (minimum %)*	20%	20%	15%	15%	15%
Transitional buffers (feet)	See article 5				
<b>Lot Requirements (minimum, unless otherwise specified)</b>					
<b>Single-Family Detached Conventional (SFD)**</b>					
Lot area (square feet)	5,000/2,000 cottage	5,000/2,000 cottage	5,000/2,000 cottage	Not permitted	Not permitted
Lot width, street frontage (feet)	50/20 cottage and detached townhome	45/20 cottage and detached townhome	40/20 cottage and detached townhome	Not permitted	Not permitted
Lot coverage (maximum % per lot or total parcel acreage)	50	60	65	Not permitted	Not permitted

<b>Single-Family Attached (SFA)</b>					
Lot area (square feet)	1,000	1,000	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
<b>Urban Single-Family (detached)</b>					
Lot area (square feet)	1,350	1,350	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
<b>Two/Three-Family (TTF)</b>					
Lot area (square feet)	4,000	4,000	4,000	Not permitted	Not permitted
Lot width (feet)	60	55	50	Not permitted	Not permitted
Lot coverage (maximum % per lot or total parcel acreage)	50%	55%	55%	Not permitted	Not permitted
<b>Multi-Family (MF) and Mixed-Use (MU)</b>					
Lot width, street frontage (feet)	Not permitted	100	100	100	100

Lot coverage (maximum % of total parcel acreage)	Not permitted	65%	75%	85%	85%
<b>Building Setbacks: SF and SFA for Individual Internal Lots; MF, SFA, MU for Overall Site****</b>					
From thoroughfares and arterials (min. and max. feet)	All: min. 20, max. 30	SFD: min. 15, max. 25 Other: 10—20	All: min. 10, max. 20	All: min. 10, max. 20	All: min. 10, max. 20
Front - all other streets by character area (min. feet)	RC/NC/TC: 15 SUB: 20	0 - Determined only by utility placement, ROW, and streetscape (article 5)			
Front with alley access (min. feet)	10	SFD & TTF: 10 SFA & MF: 5	SFD & TTF: 10 SFA & MF: 5	5	5
Side - interior lot (feet)****	SFD & TTF: 3 ft. with minimum 10 ft. separation between buildings; SFA; N/A; MF & MU; N/A; U-SF; 0 ft. side setback with minimum 3 ft. separation between building				
Side - corner lot on public street (feet)	Same as front setback (see also article 5, corner lot)				
Rear without alley (feet)	SFD: 20; SFA: 15; TTF: 15; All others: 20	SFD: 20; SFA: 15; MF & MU: 20; MF: 20; CM/OF/MU: 15 (see also transitional buffers, article 5)			
Rear with alley (feet)	10	10	10	10	10
<b>Unit Size, heated living area (square feet, minimum)</b>					
Single-Family Detached (SFD)- Conventional	1,200	1,200	1,000	Not permitted	Not permitted
Single-Family Detached (SFD)- Cottage	800	800	800	Not permitted	Not permitted

Single-Family Attached (SFA)***	1,200	1,200	1,000	1,000	Not permitted
Urban Single-Family (U-SF) Detached	1,100	1,100	1,100	1,100	Not permitted
Two/Three-Family (TTF)	1,000	1,000	1,000	1,000	Not permitted
Multi-Family (MF)***	Not permitted for new developments	650	650	650	500
<b>Height (maximum and whichever is less when indicated as stories or feet)</b>					
Single-Family Detached (SFD) Except Res Infill Overlays = 28 feet	35 feet	35 feet	35 feet	Not permitted	Not permitted
Single-Family Attached (SFA) and Urban Single-Family (U-SF)	3 stories or 45 feet	3 stories or 45 feet	3 stories or 45 feet	Not permitted	Tables 2.13 and 2.15
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STEPHEN R. BRADSHAW  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2020

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MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

November 4, 2020

**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 FORM:**

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VIVIANE H. ERNSTES  
County Attorney

**APPROVED AS TO SUBSTANCE:**

\_\_\_\_\_  
ANDREW A. BAKER  
Planning & Sustainability Director

Sec. 2.11.2. - Dimensional requirements.

Dimensional requirements, including overall site requirements, individual lot dimensions, setbacks, and heights for Medium and High Density Residential Zoning Districts, are provided in Table 2.4, "Medium and High Density Residential Zoning Districts Dimensional Requirements." In addition, compatibility and transitional buffers as defined and required in article 5 may apply.

**Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements**

Medium and High Density Residential					
KEY: Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three-Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
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Transitional buffers (feet)	See article 5				
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From thoroughfares and arterials (min. and max. feet)	All: min. 20, max. 30	SFD: min. 15, max. 25 Other: 10—20	All: min. 10, max. 20	All: min. 10, max. 20	All: min. 10, max. 20

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Front with alley access (min. feet)	10	SFD & TTF: 10 SFA & MF: 5	SFD & TTF: 10 SFA & MF: 5	5	5
Side - interior lot (feet)****	SFD & TTF: 3 ft. with minimum 10 ft. separation between buildings; SFA; N/A; MF & MU; N/A; U-SF; 0 ft. side setback with minimum 3 ft. separation between building				
Side - corner lot on public street (feet)	Same as front setback (see also article 5, corner lot)				
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Rear with alley (feet)	10	10	10	10	10
<b>Unit Size, heated living area (square feet, minimum)</b>					
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<b>Height (maximum and whichever is less when indicated as stories or feet)</b>					
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Mixed-Use (MU)	N/A	4 stories or 60 feet	Table 2.9	Table 2.11	Tables 2.13 and 2.15

\*Open space requirement shall apply to new subdivisions if project is > 5 acres or ≥ 36 units (see chapter 14). See article 5 for enhanced open space requirements.

\*\*Where two numbers are indicated, the first number is the standard and the second number applies only to housing type that is indicated, e.g., cottage or townhome.

\*\*\*See article 5 for building separation and minimum multi-family unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings.

( [Ord. No. 15-06](#), 8-25-2015)