



# DeKalb County Government

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

## Agenda Item

File ID: 2024-0815

Substitute

9/23/2025

Public Hearing: YES ☐ NO ☒

Department: Board of Commissioner - District 2

### **SUBJECT:**

**Commission District(s):** All Commission Districts

A Resolution to Amend Chapter 27 to Reduce the Minimum Unit Size for Single-Family Dwelling Units in Single-Family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot-85) Zoning Districts

**Information Contact:** Commissioner Michelle Long Spears

**Phone Number:** 404-371-2863

### **PURPOSE:**

To approve the application of the office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot -85) zoning districts.

### **NEED/IMPACT:**

Substitute includes added affordability requirements.

### **FISCAL IMPACT:**

N/A

### **RECOMMENDATION:**

To approve the resolution and authorize the chief executive officer or her designee to execute all necessary documents.

## 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 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 the row titled “Unit size (square feet)” in Table 2.2 of Chapter 27, Article 2, Division 2, of the Code of DeKalb County, as Revised 1988, as follows:*

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**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	1,800; 1,400 if sold or rented to eligible purchaser(s) or tenant(s)**	1,600; 1,400 if sold or rented to eligible purchaser(s) or tenant(s)**	1,200; if cottage: 800- 1,200	N/A	*

\* See division 10 of this article

\*\* The allowable minimum square footage reduction to at least 1,400 square feet is limited to new homes that will (1) be sold to buyer(s) earning no more than 120% AMI (per HUD annual income limits for the Atlanta-Sandy Springs MSA), or (2) rented to tenant(s) whose AMI does not exceed 80% (per HUD annual income limits for the Atlanta-Sandy Springs MSA).

## **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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
**MICHELLE LONG SPEARS**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
**LORRAINE COCHRAN-JOHNSON**  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

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**BARBARA H. SANDERS, CCC**  
Clerk to the Board of Commissioners and  
Chief Executive Officer  
DeKalb County, Georgia

**APPROVED AS TO SUBSTANCE:**

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**JULIANA A. NJOKU**  
Director of Planning & Sustainability  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

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**WILLIAM J. LINKOUS, III**  
County Attorney  
DeKalb County, Georgia