

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** All Districts

Application of the Director of Planning & Sustainability for text amendments to the *Zoning Ordinance*, Chapter 27, to create Section 5.7.9 to consolidate regulations specific to cottage housing development; to amend Article 2 (Residential Zoning Districts: Dimensional Requirements) for the facilitation of cottage housing development in various zoning districts; to amend Section 5.7.5 (Detached Houses) related to cottage housing development, and to revise other applicable sections of the *Zoning Ordinance* to accommodate cottage housing development.

**PETITION NO:** N18-2022-2270 TA-22-1246101

**PROPOSED USE:** To create Section 5.7.9 in Chapter 7 of the DeKalb County Zoning Ordinance.

**LOCATION:** County-wide.

**PARCEL NO. :** N/A

**INFO. CONTACT:** Planning & Sustainability

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of the Director of Planning & Sustainability for text amendments to the *Zoning Ordinance*, Chapter 27, to create Section 5.7.9 to consolidate regulations specific to cottage housing development; to amend Article 2 (Residential Zoning Districts: Dimensional Requirements) for the facilitation of cottage housing development in various zoning districts; to amend Section 5.7.5 (Detached Houses) related to cottage housing development, and to revise other applicable sections of the *Zoning Ordinance* to accommodate cottage housing development. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** CC-1: Deferral; CC-2: No Vote; CC-3: Deferral; CC-4: No Vote; CC-5: No Vote.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Full Cycle Deferral.

**STAFF ANALYSIS:** This zoning cycle is the kickoff to further consideration of these text amendments. With the direction of the BOC, staff will provide a formal text amendment packet for community engagement and feedback. Representatives from Commissioner Terry’s office have worked diligently on this item and will be available to discuss the proposal with the Planning Commission. At this time, staff recommends a “Full-cycle deferral”.

**PLANNING COMMISSION VOTE:** Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** CC-1: Deferral 6-0-0. CC-1 voted to defer until a text amendment is provided; CC-2: No Vote. CC-2 recommended that a joint public meeting be arranged to include all community council boards, the Planning Department to discuss proposed amendment changes; CC-3: Deferral 6-0-0. CC-3 voted to defer to allow the request to be more fully vetted with specific proposed changes to the zoning ordinance regarding cottages; CC-4: No vote; CC-5: No vote.



**DeKalb County Department of Planning & Sustainability**

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**Planning Commission Hearing Date: November 1, 2022  
Board of Commissioners Hearing Date: November 17, 2022**

**TEXT AMENDMENT ANALYSIS**

**AGENDA NO.:** N18      **ZONING CASE NO.:** TA-22-1246101      **COMMISSION DISTRICTS:** All  
(2022-2270)

**APPLICANT:** Department of Planning & Sustainability

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**SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:** CHAPTER 27-ZONING ORDINANCE, TO CREATE SECTION 5.7.9 TO CONSOLIDATE REGULATIONS SPECIFIC TO COTTAGE HOUSING DEVELOPMENT; TO AMEND ARTICLE 2 (RESIDENTIAL ZONING DISTRICTS: DIMENSIONAL REQUIREMENTS) FOR THE FACILITATION OF COTTAGE HOUSING DEVELOPMENT IN VARIOUS ZONING DISTRICTS; TO AMEND SECTION 5.7.5 (DETACHED HOUSES) RELATED TO COTTAGE HOUSING DEVELOPMENT; AND TO REVISE OTHER APPLICABLE SECTIONS OF THE *ZONING ORDINANCE* TO ACCOMMODATE COTTAGE HOUSING DEVELOPMENT.

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**REASON FOR REQUEST:**

The *Zoning Ordinance* authorizes *cottage dwelling units* and *cottage development* by-right in the following zoning districts: R-60 (Residential Small Lot-60); MR-1 (Medium Density Residential-1); MR-2 (Medium Density Residential-2); HR-1,2,3 (High Density Residential-1, 2, & 3); and RNC (Residential Neighborhood Conservation). The cottage dwelling unit is characterized as small (800-1,200 square feet) and cottage development is categorized by the arrangement of dwelling units around a common open space instead of a linear arrangement along a residential street.

Given the housing challenges that we presently face (cost, availability, affordability, changing preferences, demographic changes, etc.), Commissioner Terry (Super District 6) initiated exploration of cottage dwelling units and cottage development as a potential public policy solution. The Board of Commissioners’ Planning, Economic Development, and Community Service (PECS) Committee was briefed on this topic in May of this year. Given the wide-ranging reach of this proposal, it would be prudent for the Board of Commissioners (BOC) to give formal policy direction to proceed further with this proposal.

Affected sections of the *Zoning Ordinance* include, but may not be limited to:

- 1. Section 2.2.1. Dimensional requirements.
  - a. Table 2.2 Residential Zoning Districts Dimensional Requirements
- 2. Section 2.11.2. Dimensional requirements.
  - a. Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements
- 3. Section 2.11.1. Medium and high density ranges.
  - a. Table 2.4 Summary of Density Ranges for Medium and High Density Residential Zoning Districts
- 4. Section 2.18.3. Mixed-Use dimensional requirements.
  - a. Table 2.17 Mixed-Use Zoning Districts Dimensional Requirements
- 5. Section 4.1.3 Use Table
- 6. Section 5.7.5. Detached houses

- 7. **Section 5.7.9. Cottage Development (NEW)**
- 8. Section 6.1.3. Parking regulations, off-street parking spaces.
- 9. Section 6.1.4. Off-street parking ratios.

This zoning cycle is the kickoff to further consideration of these text amendments. With the direction of the BOC, staff will provide a formal text amendment packet for community engagement and feedback. Representatives from Commissioner Terry’s office have worked diligently on this item and will be available to discuss the proposal with the Planning Commission. At this time, staff recommends a full-cycle deferral.

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**STAFF RECOMMENDATION:** full-cycle deferral.