

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

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

**Application of the Director of Planning & Sustainability to amend Article 6 (Parking) of the DeKalb County Zoning Ordinance to add minimum and maximum studio apartment parking ratio standards. This text amendment is County-wide.**

**PETITION NO:** N12-2022-2549 TA-23-1246199

**PROPOSED USE:** To add minimum and maximum studio apartment parking ratio standards to the DeKalb County Zoning Ordinance.

**LOCATION:** N/A

**PARCEL NO. :** N/A

**INFO. CONTACT:** Brandon White, Planning Manager

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

**PURPOSE:**

Application of the Director of Planning & Sustainability to amend Article 6 (Parking) of the DeKalb County Zoning Ordinance to add minimum and maximum studio apartment parking ratio standards. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** CC-1: Approval; CC-2: Approval with a condition; CC-3: Deferral; CC-4: Approval; CC-5: Deferral.

**PLANNING COMMISSION:** Approval.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** See attached staff analysis.

**PLANNING COMMISSION VOTE:** Approval 9-0-0. Deanna Murphy moved, Jana Johnson seconded for Approval, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** CC-1: Approval 8-0-0; CC-2: Approval with a condition 7-0-0. Approved with one condition that the new maximum parking space be increase to 3 per unit; CC-3: Deferral 8-0-1. To allow Planning Department to research and verify that the proposed minimum parking ratios for studio apartments are appropriate and allow the community council to review that information at the next Community Council meeting; CC-4: Approval 8-0-0; CC-5: Deferral 6-0-0.



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street  
Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: January 5, 2023  
Board of Commissioners Hearing Date: January 26, 2023**

**TEXT AMENDMENT ANALYSIS**

**AGENDA NO:** 2022-2549      **ZONING CASE NO.:** TA-23-1246199      **COMMISSION DISTRICTS:** ALL

**APPLICANT:** Department of Planning & Sustainability

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**SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:** CHAPTER 27-ZONING ORDINANCE, SECTION 6.1.4, TABLE 6.2 (OFF-STREET PARKING RATIOS) TO ADD MINIMUM AND MAXIMUM STUDIO APARTMENT PARKING RATIO STANDARDS.

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**REASON FOR REQUEST:**

Presently, the required parking standards for multi-family dwelling units ranges from a minimum of 1.5 spaces per dwelling unit to a maximum of 3 spaces per dwelling unit. The *Zoning Ordinance* does not distinguish between the number of bedrooms, square footage, or number of beds.

As we encourage greater densities and intensity of mixed-use and vertical development, we have had a number of discussions with members of the development community regarding parking provisions for studio/efficiency units. The *Zoning Ordinance* defines *efficiency or studio dwelling unit* as “a self-contained residential unit consisting of not more than one (1) room together with a private bath and kitchen facilities.” Such units are commonly designed to accommodate 1 person. Thus, requiring 2-3 parking spaces for efficiency/studio may be excessive.

The proposal—a *minimum of 1 space per dwelling unit to a maximum of 1.5 spaces per dwelling unit for studio/efficiency units*—attempts to provide a reasonable compromise based on industry research. Kimley Horn recently provided parking analysis for a parking variance request for the North DeKalb Mall redevelopment project. An excerpt of its conclusion states

“Industry standards from ITE and ULI show that a base residential parking ratio of 1.17 – 1.31 spaces per dwelling unit is supported, without considering the unique factors associated with the proposed development.... It is the recommendation of this assessment that a minimum multifamily residential parking ratio of 1.0 space per dwelling unit is a reasonable requirement that could be considered by the County.”

Moreover, further research on multi-family parking standards reveals the following:

<b>Jurisdiction</b>	<b>Minimum Multi-Family Parking Standard</b>	<b>Maximum Multi-Family Parking Standard</b>
City of Decatur (GA)	1 space per DU	-
Charleston County (SC)	1 space per studio or 1-bdrm DU <i>(for workforce/affordable housing)</i>	-
York County (SC)	1 space per 1-bdrm DU	-

City of East Point (GA)	1.25 spaces per DU <i>(1.4 for fewer than 40DUs/AC)</i>	-
Gwinnett County (GA)	1.5 spaces per DU	3 spaces per DU
City of Chamblee (GA)	1.5 spaces per DU <i>(1 space per DU for age-restricted)</i>	-
Town of Leesburg (VA)	1.5 spaces per DU <i>(for efficiency &amp; 1-bdrm)</i>	-
Los Angeles County (CA)	1.5 spaces per DU <i>(for efficiency &amp; 1-bdrm)</i>	-
Fairfax County (VA)	1.6 spaces per DU	-
Cobb County (GA)	1.75 spaces per DU	-

Staff recommends approval.

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**STAFF RECOMMENDATION:** Approval

**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 must balance the need for adequate parking in multifamily residential developments with the need for efficient use of space; and

**WHEREAS**, the Board of Commissioners seeks to strike the proper balance between those interests by amending the minimum and maximum parking space requirements for multifamily residential developments that provide efficiency dwelling units;

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

**PART I. ENACTMENT**

*By amending Section 6.1.4 of Chapter 27, Article 6, of the Code of DeKalb County, as Revised 1988, to as follows:*

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**Sec. 6.1.4. - Off-street parking ratios.**

**Table 6.2 Off-street Parking Ratios**

Minimum and Maximum Parking Spaces
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<b>Residential</b>		
<b>Use</b>	<b>Minimum Parking Spaces Required</b>	<b>Maximum Parking Spaces Allowed</b>
Attached single-family dwelling	One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	One and a half (1.5) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Multi-family dwellings (1 or more bdrms)	One and one-half (1.5) spaces for every dwelling unit.	Three (3) spaces for every dwelling unit.
Multi-family dwellings (studio/efficiency units)	One (1) space for every dwelling unit.	One and one-half (1.5) spaces for every dwelling unit.
Mobile Homes	Two (2) spaces per mobile home lot.	Four (4) spaces per mobile home lot.
Multi-family dwellings, supportive living	One-half (0.5) space per dwelling unit.	One (1) space per dwelling unit.
Fraternity house or sorority house	One (1) space per bed.	One and one-quarter (1.25) spaces per bed.

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**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

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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 \_\_\_\_\_, 2023.

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**ROBERT J. PATRICK**  
Presiding Officer  
Board of Commissioners DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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**MICHAEL L. THURMOND**  
Chief Executive Officer  
DeKalb County, Georgia

**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:**

**APPROVED AS TO SUBSTANCE:**

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VIVIANE H. ERNSTES  
County Attorney

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CEDRIC HUDSON  
Planning & Sustainability Director (Interim)