



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:

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:

BARBARA H. SANDERS, CCC

Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

JULIANA A. NJOKU

Director of Planning & Sustainability
DeKalb County, Georgia

APPROVED AS TO FORM:

WILLIAM J. LINKOUS, III

County Attorney
DeKalb County, Georgia