



DEKALB COUNTY ZONING & SIGN ORDINANCE UPDATE

Let's plan DeKalb's future, together.

DeKalb County is updating its Zoning Ordinance for the first time in a decade — and the Sign Ordinance for the first time in 20 years! As change and growth are imminent in the County, it's important to **revisit our priorities and ensure our ordinances support the needs and desires of the community.**

PROJECT TIMELINE



PHASE 1

SEP 2025 - MAR 2026

Code Assessment &
Needs Identification



PHASE 2

MAR 2026 - JAN 2027

Visioning &
Code Drafting



PHASE 3

FEB - DEC 2027

Code Refinement
& Adoption

Community Engagement (ongoing)

UPCOMING EVENTS

Virtual Open House Kickoff

Thursday, January 27
6:00 - 7:30 pm

Virtual Meeting (Zoom)



Scan the QR code to
register for the Virtual
Open House!

Get In Touch



Questions or comments? Email us at
zonedekalb@dekalbcountyga.gov.



ZONING 101

What is zoning and how does it impact you? ■■■

WHAT

WHAT IS THE DEKALB COUNTY ZONING CODE?

Zoning regulates the built environment and how a property can be developed.

Zoning decisions shape long-term community growth and influence what the county will look like in the future.

Zoning impacts...

- Where **development** type (housing, retail, restaurants, offices, parks, etc.) location, and design.
- Housing **affordability**
- **Connectivity** and **walkability**
- **Access** to jobs, schools, and parks (sidewalks, bike lanes, parking)
- **Environmental quality** (trees, stormwater, open space)
- Neighborhood **character** and **design**
- ... and more!

WHY

WHY UPDATE THE ZONING CODE NOW?

The County's 2050 Unified Plan sets the community's vision for future development and for how the county wants to grow and evolve over the next 20 years.

The **zoning ordinance is the tool that implements that vision**, turning goals and policies into regulations for development.

This update aims to:

- Address current **housing, environmental, and economic needs**
- **Align** with the County's long-term land use plan (2050 Unified Plan) and recent small area plans
- Reflect **community priorities**
- **Modernize standards** and **simplify regulations** and make the code easier to understand and implement

HOW

HOW DOES THE ZONING CODE AFFECT ME?

- If you're a **property owner**—It affects how you can use and develop your land.
- If you're a **homeowner**—It affects what improvements you can make to your home or property.
- If you're a **business owner**—It affects where you can locate or expand your shop, restaurant, or office.
- If you are a **community advocate** and/or care about **sustainability or transportation**—It affects how walkable, green, and connected your community can be.
- If you **walk, bike, roll, take transit, or drive**—It affects your trips and access to roads, sidewalks, bike lanes, and parking

Will my property be rezoned? .

No. No rezonings are proposed as part of this Zoning Ordinance Update. Existing, lawfully granted approvals and entitlements remain in effect.

Does my Zoning District affect my taxes?

No. Zoning controls how a property may be used and developed, but it does not determine property taxes or the tax rate.

LEARN MORE:

Scan the QR code to visit the project webpage.

