



DeKalb County Government

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

Agenda Item

File #: 2019-4398
File Status: Preliminary Item

11/7/2019

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning and Sustainability for a text amendment to Article 5.7.5 H: Driveways and Article 5.7.5 N Garages.

PETITION NO: N13. TA-19-1243555

PROPOSED USE: Address front entry garages

LOCATION: County Wide

PARCEL NO. : N/A

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To delete Article 5.7.5 H: Driveways shall not exceed ten (10) feet between garage door and sidewalk. To amend Article 5.7.5 N.1 Garages: to address front entry garages, their setbacks and garage width in relation to the façade width.

RECOMMENDATION:

COMMUNITY COUNCIL: CC-1 No quorum CC-2 Full Cycle Deferral CC-3 No quorum. CC-4 Denial CC-5 Time expired. No vote.

PLANNING COMMISSION: PENDING

PLANNING STAFF: FULL CYCLE DEFERRAL

STAFF ANALYSIS: FULL CYCLE DEFERRAL

PLANNING COMMISSION VOTE: Pending

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC-1 Approval w/conditions 3-0-0. Council voted, without a quorum, to keep the driveway width requirements with changes that the driveways shall be no less than 25 feet between the garage and sidewalk. CC-2 Full Cycle Deferral 6-0-0; CC-3 No Quorum; CC-4

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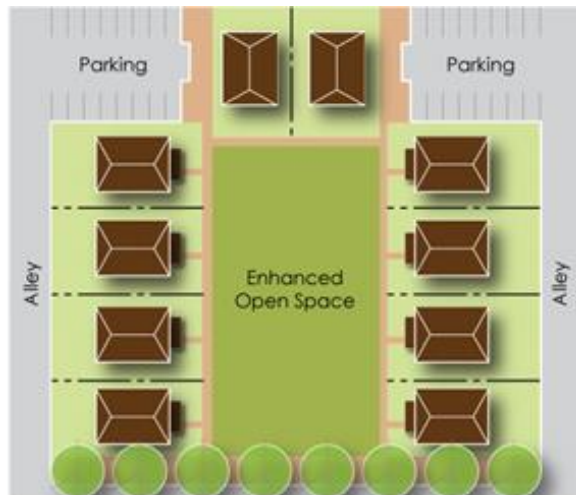
Denial 9-0-0; CC-5 No vote, time expired.

Sec. 5.7.5. - Detached houses.

A. This section shall apply to the following housing types:

1. *Conventional single-family detached.* A development with one (1) dwelling unit per lot of record with private yards on all four (4) sides.
2. *Single-family cottage.* A development with one (1) or one and one-half (1.5) story small detached dwelling units arranged whereby cluster around a commonly shared open space and each dwelling unit is located on a separate lot with private rear, side, and front yards.
3. *Urban single-family detached.* A development with single-family detached dwelling units located on small lots. Urban single-family (Urban-SF) residential buildings share similar configurations to townhouse developments; however, they are detached and may have lot lines that coincide with the building envelope, provided that a yard area is provided in the dimensions required by the zoning district.

B. Dimensional and use requirements. Minimum lot size, width, and setbacks shall meet the dimensional requirements set forth for the applicable base zoning district in article 2.



Cottage housing orientation

C. Orientation.

1. Lots along the perimeter of a development of single family detached residences shall be oriented so that dwellings front internal local streets instead of a thoroughfare. Lots with rear yards abutting a thoroughfare shall provide a ten-foot no access easement and: a twenty-foot landscape strip, a six-foot-high decorative fence, or a five-foot-high landscaped berm to screen the rear view of houses from the thoroughfare.
2. Single-family cottage lots shall be oriented toward the enhanced open space.
3. Street frontage requirements in section 14-258 of the Code shall not apply to individual lots within a cottage or urban type residential development provided the overall site complies with minimum street frontage requirements and an alley or private drive provides access directly to a public street.

D. Each dwelling unit shall be metered for water individually.

E. An easement for water and sewer shall be required and subject to the approval of the watershed division of the public works department.

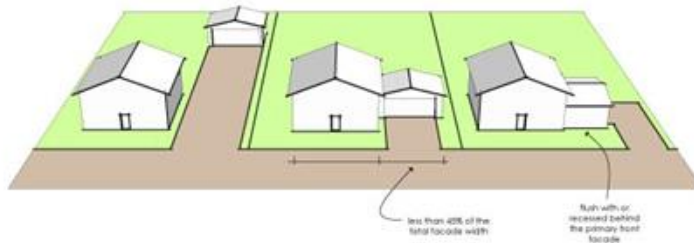
F. Access driveway, internal private drive and alley standards.

1. Single-family cottage or urban residences shall have vehicular access from the rear of the property from an alley or similar private drive, or may have an off-street parking area located on the side or rear of the development. Such parking area may not occupy more than thirty (30) feet of frontage and be located no more than two hundred (200) feet from the unit's entrance. The alley shall be at least twenty (20) feet in width and meet the standards of International Fire Code (IFC) 503, unless another width is approved by the director for one-way direction only.
 2. Single-family detached residences may share a driveway serving two (2) lots, provided that the width of the driveway at the street shall not exceed the width requirements established in chapter 14 of the Code, and that the driveway width not increase for the first ten (10) feet of drive.
- G. Urban single-family dwellings may gain access through private drives that meet the standards of section 5.6.7C.4.
- ~~H. Driveways shall not exceed ten (10) feet between garage door and sidewalk.~~
- H. Maximum size.
1. Conventional single-family detached residences shall follow the requirements set forth in article 2.
 2. Single-family cottages shall not exceed a building footprint of eight hundred (800) square feet and gross floor area of twelve-hundred (1,200) square feet.
- I. Architectural variability.
1. Residential subdivisions of three (3) or more lots intended for conventional single-family detached residences shall include distinctly different front façade designs within each phase of the development. "Distinctly different" shall mean that each front façade must differ from adjacent buildings' front façades in at least four (4) of the following six (6) ways:
 - a. The use of different primary exterior materials;
 - b. Variation in the width or height of the front façade by four (4) feet or more;
 - c. Variation of the type, placement or size of windows and doors on the front façades;
 - d. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines;
 - e. Variation in the location and proportion of front porches; and
 - f. Variation in the location or proportion of garages and garage doors.
 2. No conventional single-family detached residence shall be of the same front façade design as any other conventional single-family detached residence along the same block face within eight (8) lots of the subject residence. Mirror images of the same configuration are not permitted on the same block face.
 3. No single front façade design may be used for more than twenty-five (25) percent of the total units of any single phase of a conventional single-family detached residence subdivision.
- J. Porches and stoops. Any porch shall have minimum dimensions of four (4) feet by eight (8) feet for porches, and any stoop shall have minimum dimensions of four (4) feet by four (4) feet. Porches and stoops shall be no closer than two (2) feet from a utility easement.
- K. Façades. Any conventional single-family detached residence with a front façade width of forty (40) feet or more shall incorporate wall offsets in the form of projections or recesses in the front façade plane. Wall offsets shall have a minimum depth or projection of two (2) feet so that no single wall plane exceeds twenty-five (25) feet in width.
- L. Roof and overhangs. Conventional single-family detached residences shall incorporate the following standards:

1. Roofs covering the main body of the structure shall be symmetrical gables, hip-style, or mono-pitch (shed) style.
2. Mono-pitch roofs shall have a minimum pitch of 4:12, and all other roofs covering the main body of a detached house shall have a minimum roof pitch of 6:12.
3. Overhanging eaves shall extend at least twelve (12) inches beyond the exterior wall.
4. To the maximum extent practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear façades or configured to have a minimal visual impact as seen from an adjacent street.

N(M). Garages. The following standards shall apply:

1. Street-facing garage façades shall not comprise more than ~~forty-five (45)~~ fifty five (55) percent of the total width of the conventional single family detached residence's front façade. Street-facing garages shall be at least two (2) feet behind the primary front façade **(which shall include front porches, bay windows and balconies)** plane of a conventional single-family detached residence.



Acceptable garage configurations

(N). Enhanced open space.

1. Clubhouse/pool amenity areas, greens, playgrounds, pocket parks, neighborhood parks, or detention facilities designed to serve as amenities shall meet dimensional requirements in the base zoning district (article 2) and the standards of article 5, division 5, open space standards.
2. Cottage residential development enhanced open space.
 - a. Single-family cottages shall be clustered around an enhanced open space green that is a minimum of three thousand (3,000) square feet or four hundred (400) square feet per cottage served by the enhanced open space, whichever is greater.
 - b. The enhanced open space green shall have a minimum dimension of twenty (20) feet on each side.
 - c. At least two (2) sides of the enhanced open space green shall have cottages along its perimeter.

([Ord. No. 15-06](#) , 8-25-2015)