



DeKalb County  
GEORGIA

# Zoning Basics

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Current Planning Division

DeKalb County Department of Planning &  
Sustainability



# Agenda



What is Zoning?



Zoning Administration



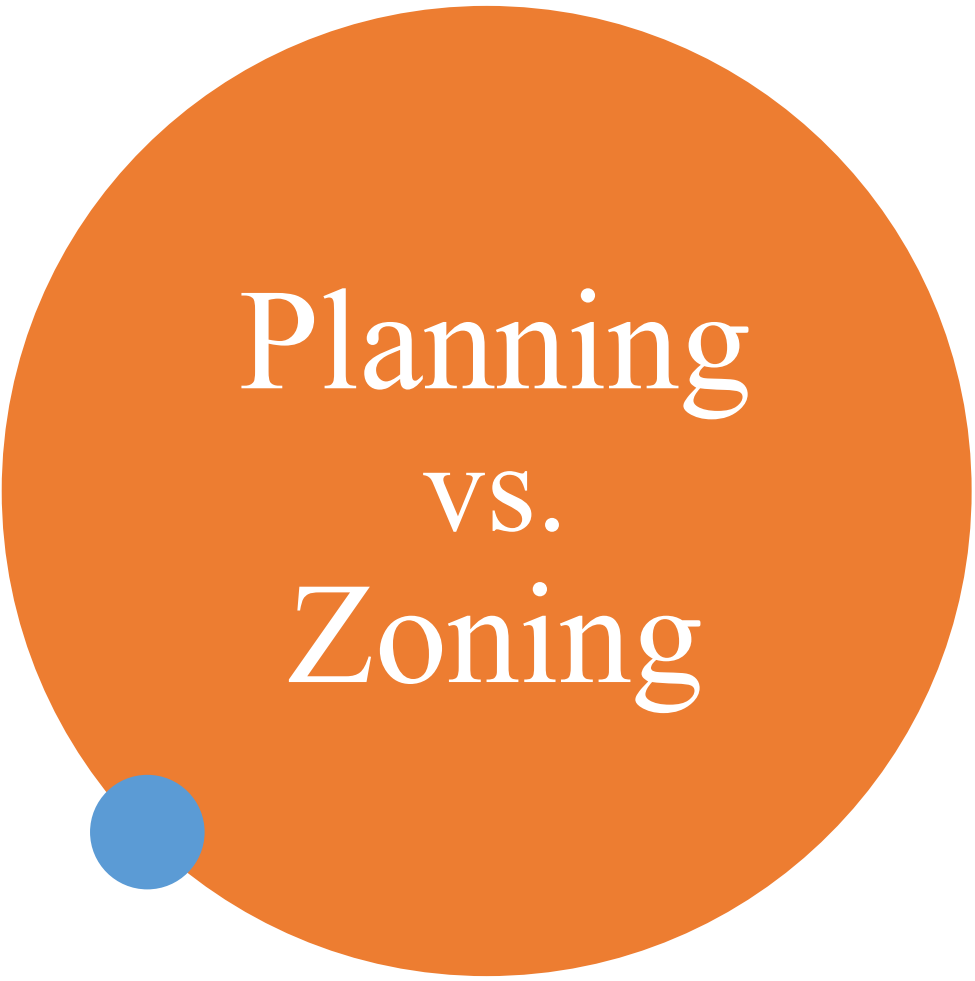
Use Table



Processes/Procedures



Contact Us



Planning  
vs.  
Zoning

## LONG-RANGE PLANNING

- *Comprehensive Plan*
- 10, 20, 50-year time horizons
- Foundation for Zoning
- Future Land Use Map

## CURRENT PLANNING (aka ZONING)

- Short-term projects (generally  $\leq 5$  yrs)
- *Zoning Ordinance*
- *Sign Ordinance*

# What is Zoning

..the practice of dividing the community into separate districts by which land use activity and intensity of uses are regulated

**Legal Tool:** police power for the protection of public health, safety, & welfare

- Constitutional protections  
(e.g., takings, eminent domain, freedom of speech, religious/institutional land uses, etc.)
- Case Law
- Appeals

**Policy/Regulatory Tool:**

- Division of land/provision of infrastructure
- Development standards
- Processes/Permits

# Zoning Regulations include....

Lot Size

Maximum Lot Coverage

Building Height

Floor Area Ratio

Setbacks

Transitional Buffers

Open Space

Lot Widths

Density Limits

# Zoning Regulations include....

Unit Sizes

Supplemental Regulations

Development Standards

Temp Uses

Traffic Impact Analysis

Streetscape

Building Design

Parking/Loading

# What is Zoning?



...the practice of dividing the community into separate districts by which land use activity and intensity of uses are regulated

# Zoning Administration

Legislative  
Body

Planning  
Commission

Planning  
Staff

Appeals  
Board

Processes





# Zoning

...the DeKalb  
County way...

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# Zoning Administration

Legislative Body = Board of Commissioners

- **Planning Commission**
- **Community Councils (5)**

Appeals Board = Zoning Board of Appeals

Processes

- Historic Preservation Commission (Certificate of Appropriateness)
- Administrative variances/waivers
- Special Land Use Permit (SLUP)

Planning Staff

## BOARD/COMMISSION FUNCTIONS



## PLAN REVIEW FUNCTIONS



## ADMINISTRATIVE FUNCTIONS



Rezoning/SLUPs/  
Modifications

COAs

ZBA/Variances/Waivers/  
Appeals

Text  
Amendments/Special  
Projects

Frontline Customer  
Service

Late Night  
Establishments

PC/BOC/5 CCs

Subdivisions/Lot  
Adjustments

Overlay Plan Reviews

Commercial, THs, &  
MF Plan Review

Occupancy/Bus License  
Zoning Verifications

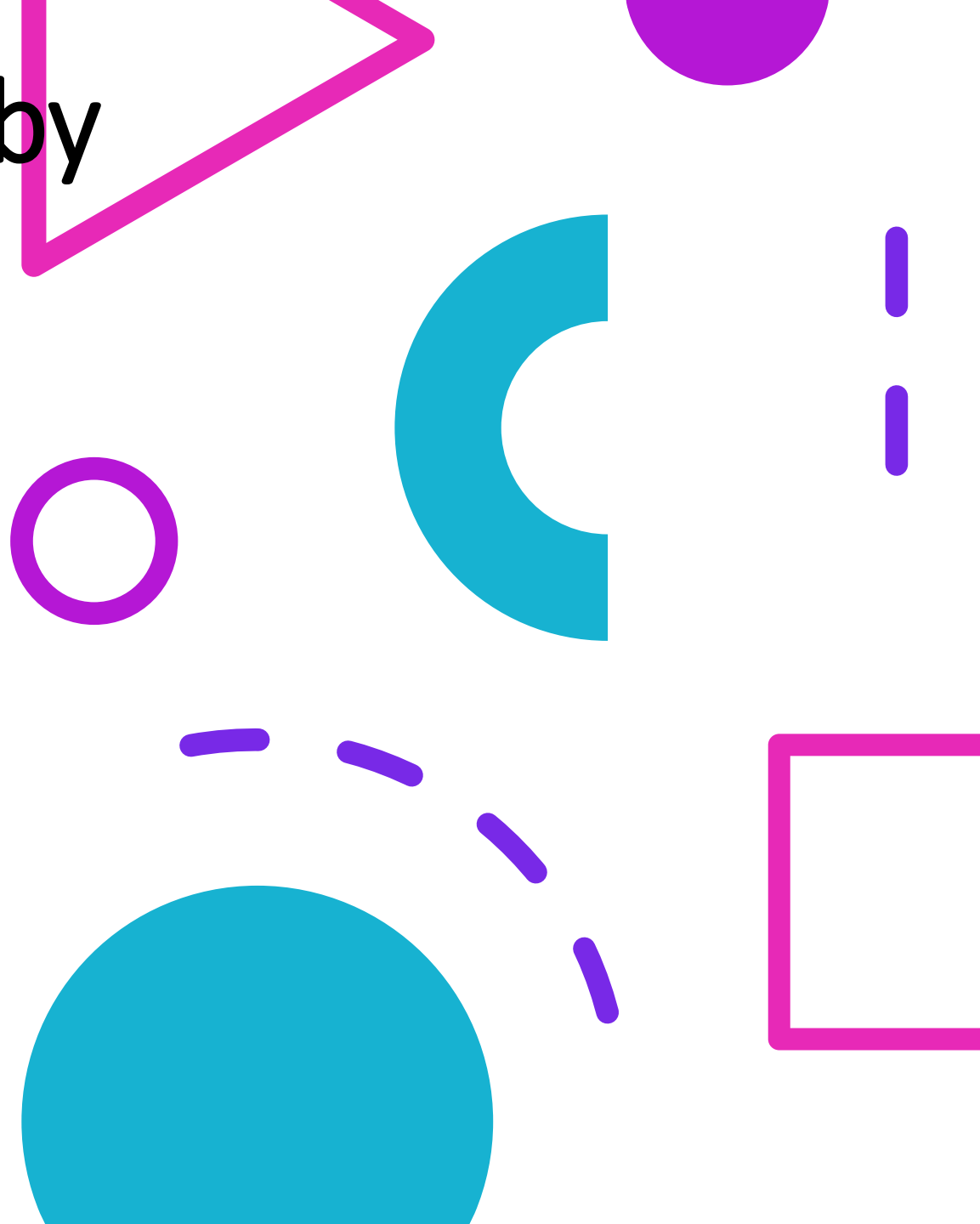
Certs/PCH/CCI

# Services NOT provided by Current Planning Staff

- Determinations on any code decides the  
*Zoning Ordinance (Chapter 27),  
Sign Ordinance (Chapter 21), and  
Historic Preservation (Chapter 13.5)*
- Inspection Violations
- Stream Buffer Variance Administration
- Food Trucks
- Animal Control
- Tree Removal

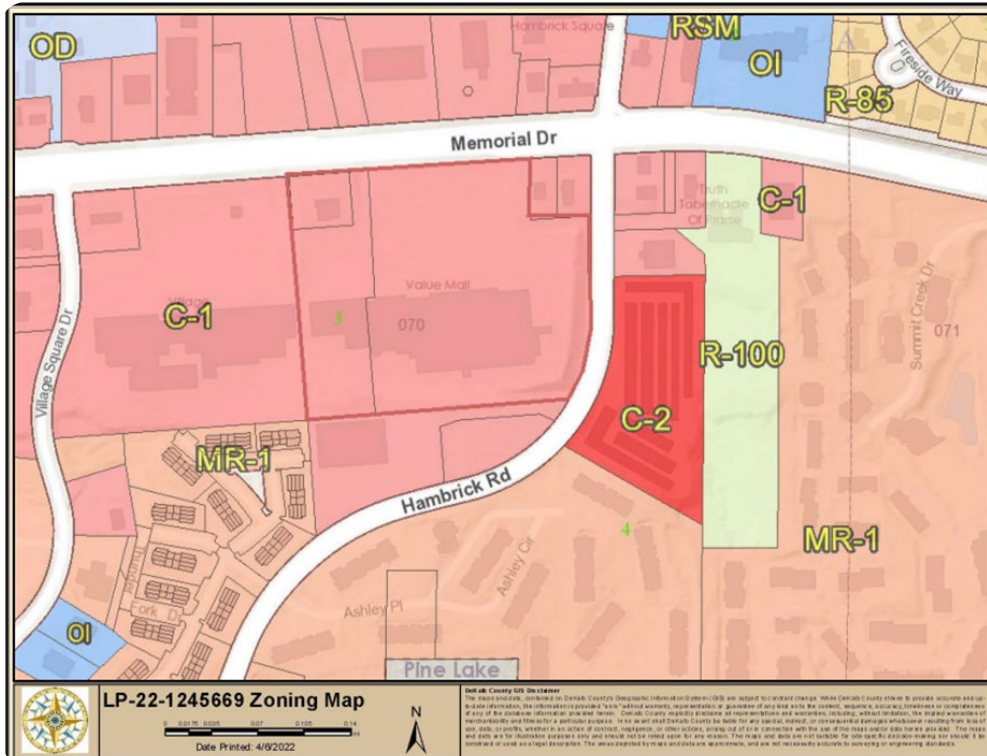
# Services NOT provided by Current Planning Staff

- Land Disturbance
- Property Maintenance
- High Grass
- Inoperable Vehicles
- Rights-of-Way/Road Issues
- Public Schools





# Zoning Ordinance Elements



## Zoning Map

- Base Zoning Districts
  - Zoning (color schemes, hierarchy)
    - Yellow = low density residential
    - Orange = mid-high density
    - Red = commercial
    - Green = open space/parks
- Overlay districts
- Mixed-use districts

## Use Table

# What are the Zoning Administration?

**Legislative Body**

**Appeals Board**

**Processes**

**Planning Staff**

# Use Table Elements



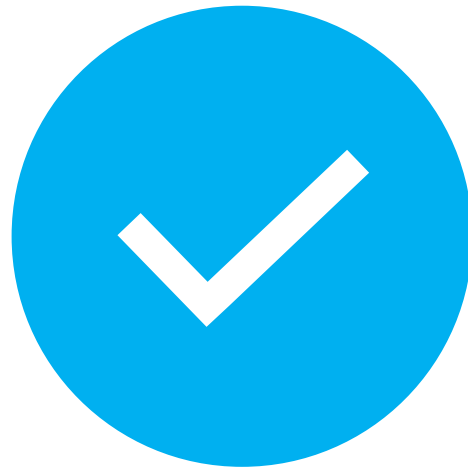
- Use Table
  - Permitted (P)
  - Accessory use (Pa)
  - Special Land Use Permit (SLUP)
  - Special Admin Permit (SAP)
  
- Nonconformities (i.e. grandfathering)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z		
1	KEY:													SA - Special administrative permit from director														
2	P - Permitted use													of planning														
3	Pa - Permitted as an accessory use													SP - Special land use permit from BoC (SLUP)														
4																												
5	Use	RE	RLG	R-100	R-95	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section		
39	Bed and breakfast home stay	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP														✓	
40	Boarding/Rooming								SP	P	P																	
41	Convents or monasteries	SP	SP	SP	SP	SP	SP	SP	SP	SP				P	P								P	P	P	P	✓	
42	Dormitory													Pa	Pa		Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓	
43	Extended stay													SP			SP	SP					SP	SP	SP	SP	✓	
44	Fraternity house or sorority								SP	P	P			SP									P	P				
45	Hotel/Motel													P			P	P	P				P	P	P	P		
46	Nursing care facility or hospice								P	P				P	P		P	P				P	P	P	P	P		
47	Personal care home, community, 7 or more							SP	SP	P	P			P	SP	SP	P	P	P			P	P	P	P	P	✓	
48	Personal care home, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	SP	P	SP	SP	P	P				P	P	P	P	P	✓	
49	Child caring institution, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	SP	P	P	P	P	P				P	P	P	P	P	✓	
50	Child caring institution, community, 7 or more							SP	SP	P	P			Pa	SP	SP	P	P	P			P	P	P	P	P	✓	
51	Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								SP	SP	SP	SP	✓	
52	Shelter for homeless persons, 7-20									SP	SP	SP		SP	SP		P	P									✓	
53	Shelter for homeless persons for no more than six (6)								SP	SP	SP			SP	SP		SP										✓	
54	Transitional housing facilities, 7-20								SP	SP	SP			SP	SP		P	P									✓	
55	<b>INSTITUTIONAL/PUBLIC</b>																											
56	<b>Community Facilities</b>																											
57	Cemetery, columbarium, mausoleum	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P				P								✓	
58	Club, order or lodge, fraternal, non-commercial													P	P		P	P	P	P			P	P	P	P		
	Coliseum or stadium/not associated																P	P	P					SP	P		✓	

# Development Standards




ZONING DISTRICT  
STANDARDS



OVERLAY DISTRICT  
STANDARDS



HISTORIC PRESERVATION  
GUIDELINES



# Which Applications Need Zoning Reviews?

## **Certificates of Occupancy**

- Check if use is allowed and meets Chapter 27

## **Business License Applications**

- Check if use is allowed at location

## **Residential Additions**

- Make sure the addition doesn't encroach into setbacks

## **New Residential Buildings**

- Make sure it meets Chapter 27

## **New Commercial Buildings**

- Make sure use is allowed and meets Chapter 27

## **Land Development**

- Make sure use is allowed and meets Chapter 27



# Caution List

“SLUP 6” (auto repair, gas stations, fast food, liquor sales, pawn shops, check cashing, personal care homes)

Hookah Bars

Places of Worship – most districts, need a SLUP  
(but most existing don't have)

Child Daycares

Restaurants/Late Night Establishments

Auto Brokers (versus auto sales)

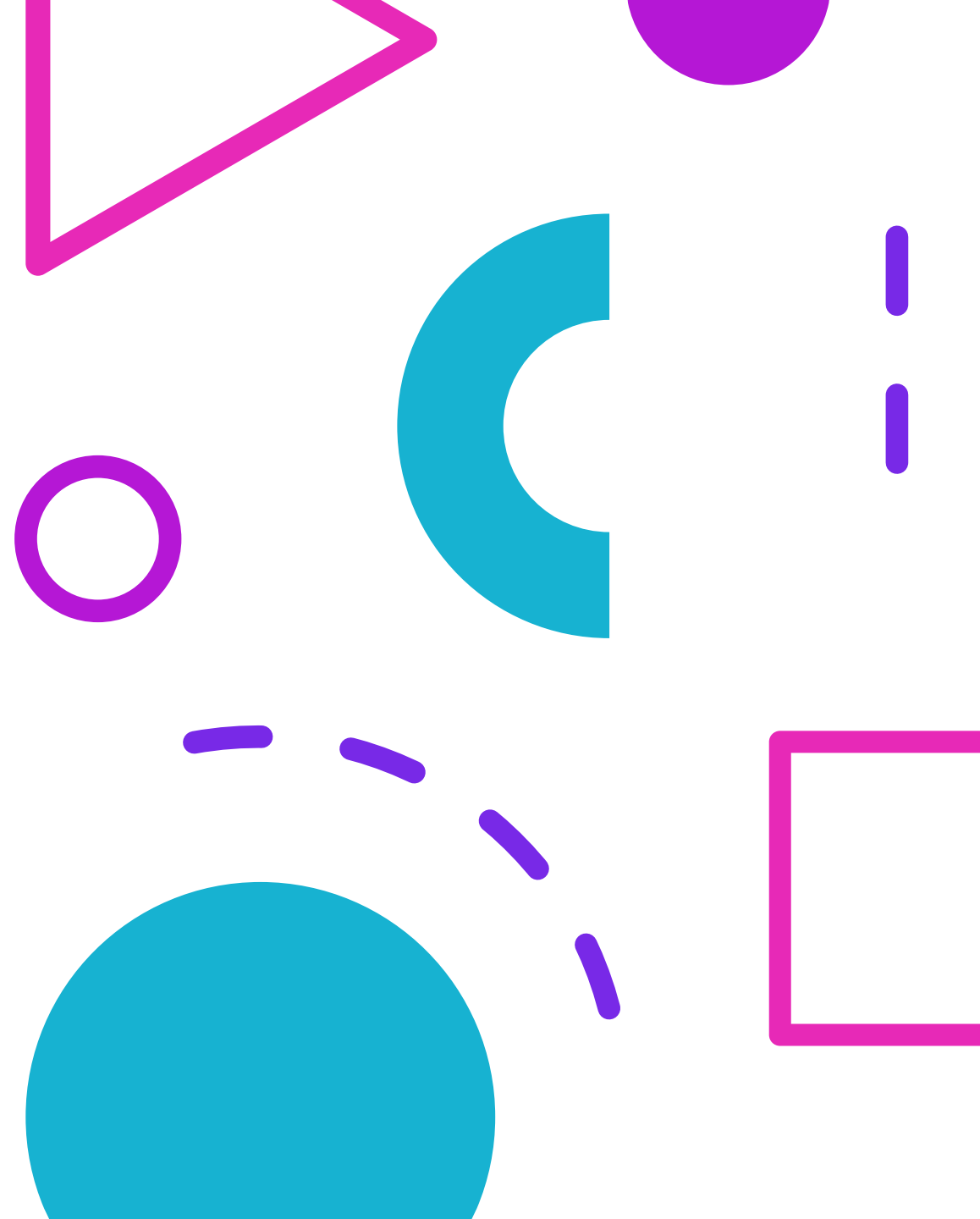
Small-Box Discount Retail Stores

# Self-Service Tools

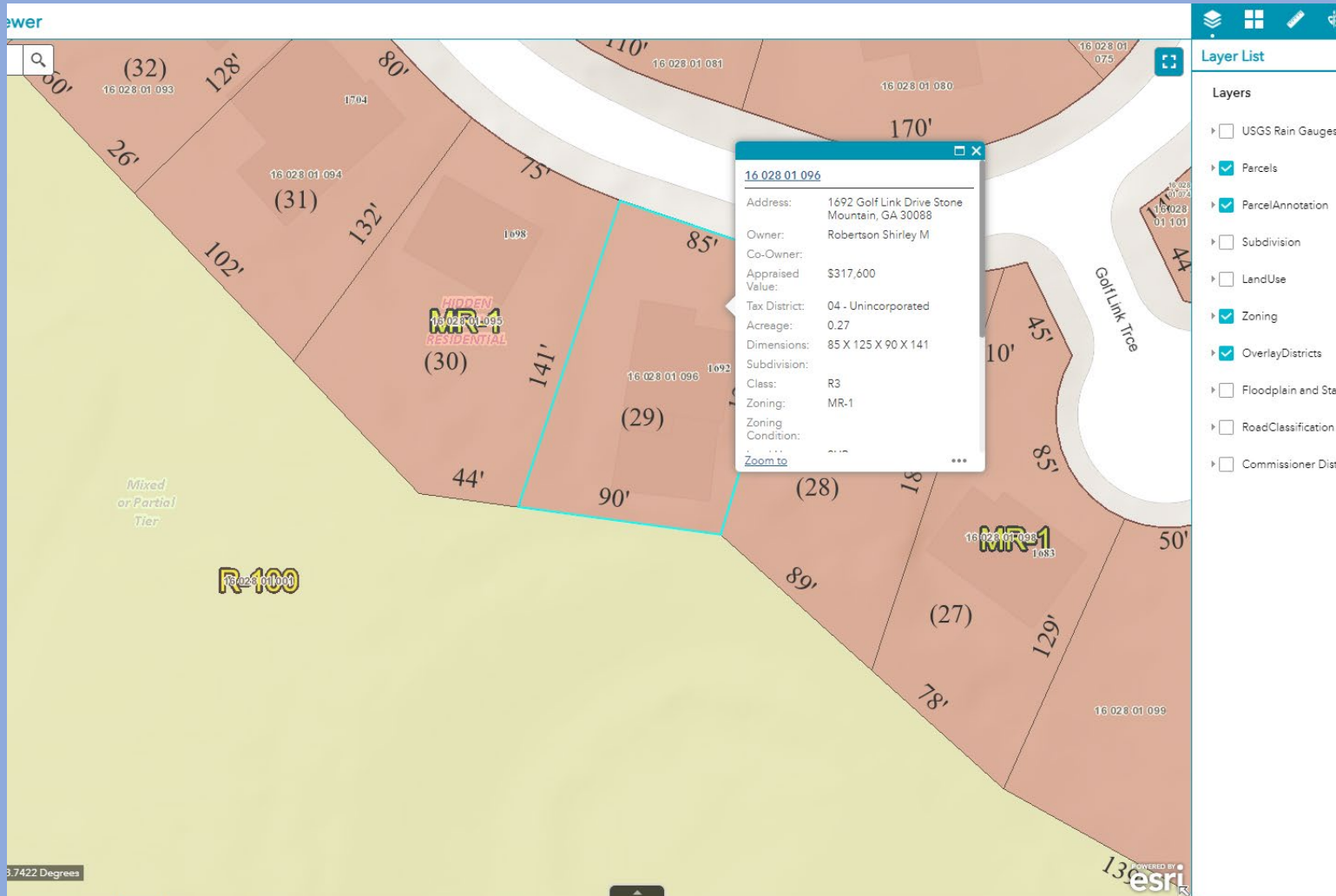
County Parcel Viewer

Virtual pre-application  
meeting scheduling

One-Stop Shop  
(limited service)



# Find A Property's Zoning District



## Look up address in GIS

- Click on parcel to see if it's in one of the cities, e.g.:

**Tax District: Lithonia  
not our jurisdiction, or**

**Tax District: Unincorporated  
Yes, DeKalb County**

# Which Applications Need Zoning Reviews?

**Certificates of Occupancy**

**Land Development**

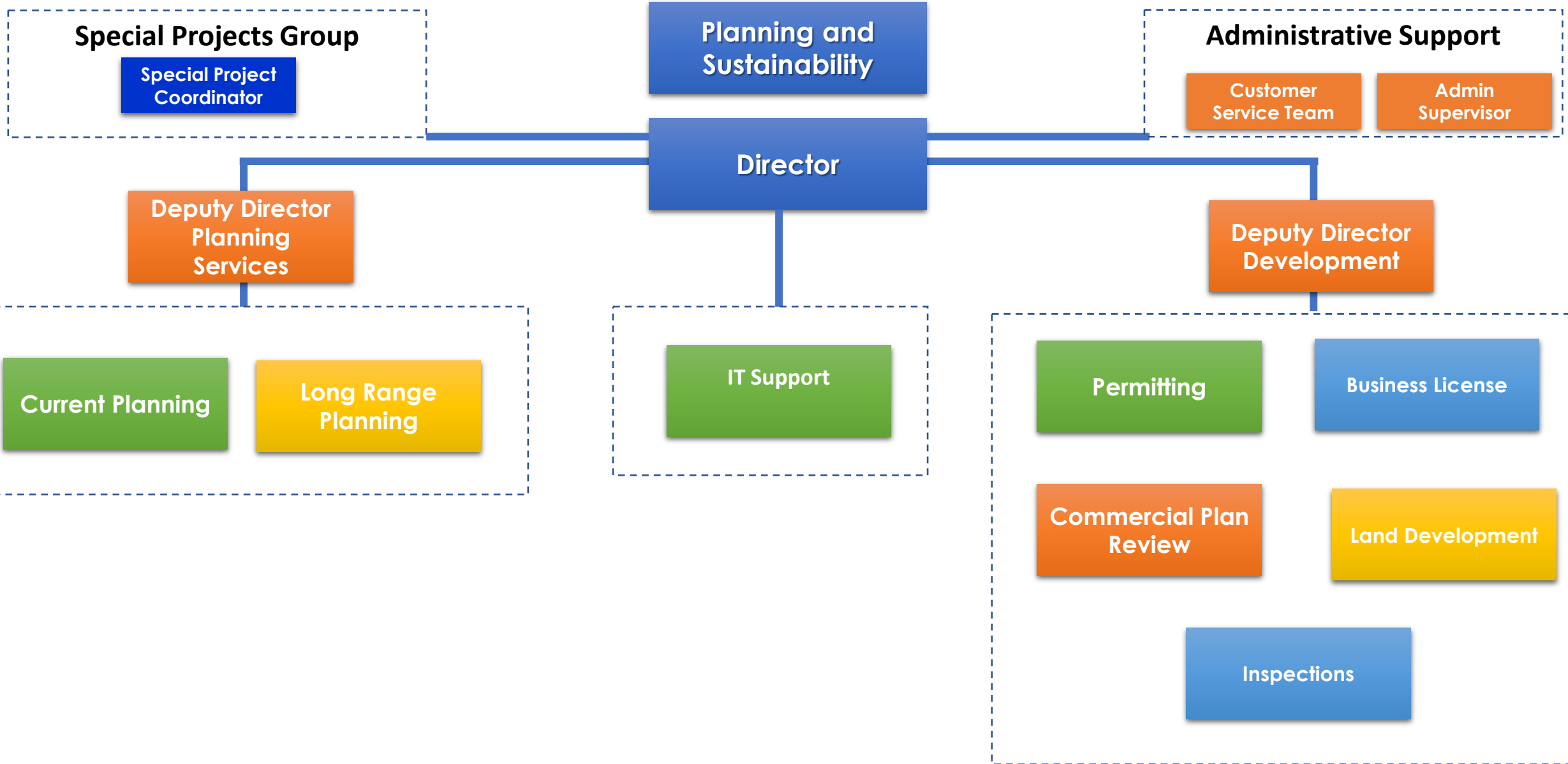
**New Residential Buildings**

**Business License Applications**

**Residential Additions**

**New Commercial Buildings**

# P & S General Structure





# Current Planning Structure

