



DeKalb County Zoning & Sign Ordinance Update October 2026





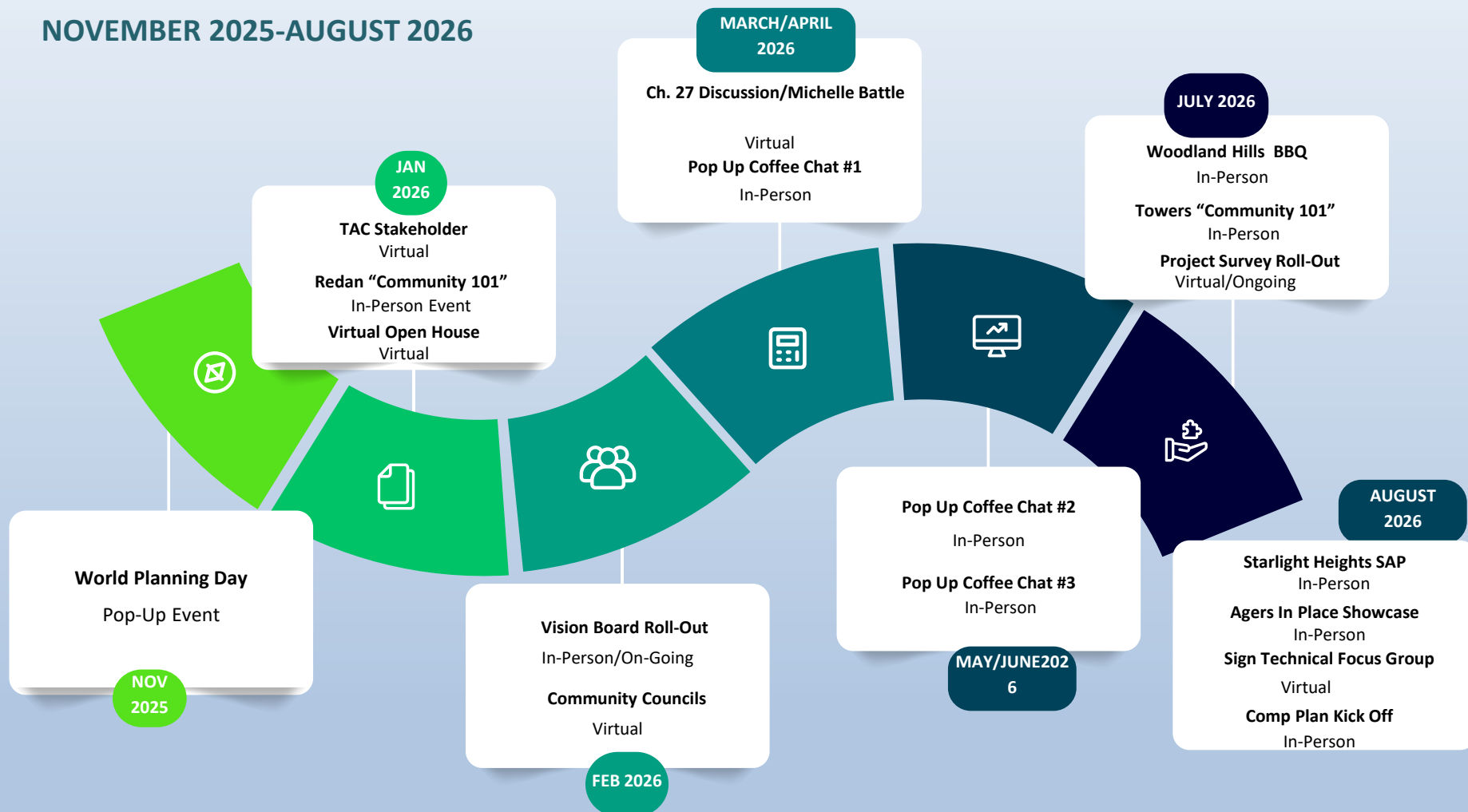
OVERVIEW

- **Purpose: Update Chapter 21 (Signs) and Chapter 27 (Zoning)**
- ***Today's Presentation will focus on Sign Code Focus Group & Proposed Updates***
- **Duration: 2.5 years**
- ***1 year completed***
- **Current Phase: Phase 2 -Visioning & Code Drafting**
- **Stakeholders: Community, Sign Businesses, Developers**
- **Project Team: DeKalb County, Kimley Horn, Blue Cypress**



ENGAGEMENT ACTIVITIES

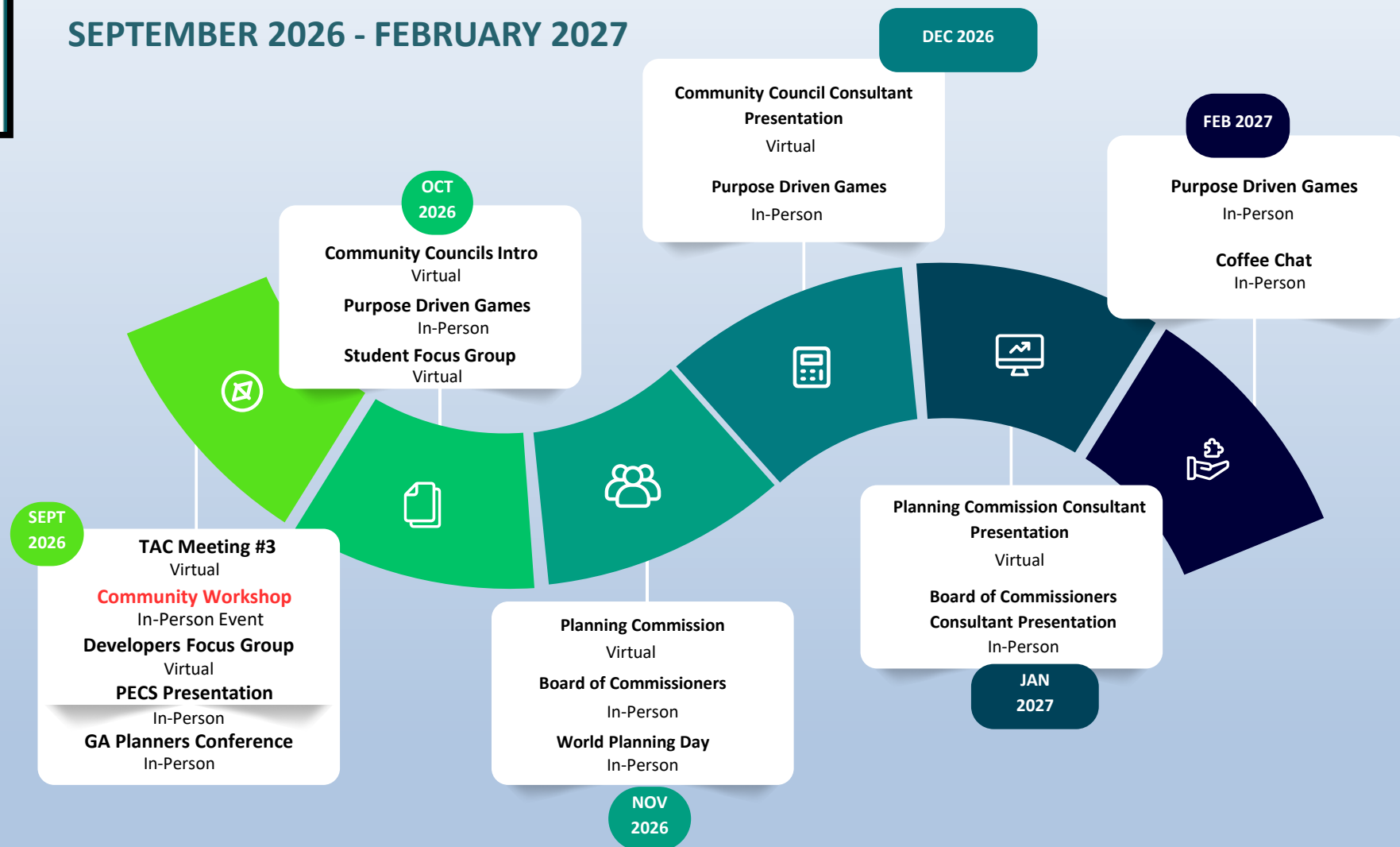
NOVEMBER 2025-AUGUST 2026





FUTURE ENGAGEMENT ACTIVITIES

SEPTEMBER 2026 - FEBRUARY 2027



Sign Code Technical Focus Group

Virtual meeting held with stakeholders on 08/17 at 12pm

What we Shared

- Reorganize around sign types, not messages
- Consolidate related standards into predictable sections
- Maintain existing allowances where possible
- Shift toward content-neutral regulation
- Add structure to support consistent review and enforcement



Key Topics Discussed Before

- Code Organization
- Permitted Sign types and Creating a clear table
- Quantitative standards
- Graphics and Administration
- Wall signs vs mural distinction throughout the code



The technical focus group discussion helped identify which concepts are ready for broader community feedback and which topics may require additional technical refinement.

Existing Structure vs Proposed Structure

Existing Chapter 21

- Articles organized by topic and zoning district
- Signs types repeated across sections
- Special cases embedded throughout code
- Limited graphics or hierarchy

Reorganization

Proposed Chapter 21

- Clear Articles
 - General
 - Administration
 - Permitted Sign Types
 - Quantitative Standards
 - Exemptions and Prohibitions
- Each sign type addressed once
- Consistent internal logic
- Tables used for quick reference

How permitted signs are currently organized

- No dedicated section where sign type permissions are granted.
- Organized by restrictions rather than permissions.
- Unclear regulations.
- There is a prohibited sign types section but no permitted sign types section.

Sec. 21-11. Prohibited signs.

The following types of signs are prohibited throughout the unincorporated county:

- (1) Signs on the dedicated right-of-way of any public road other than publicly owned or maintained signs and signs pertaining to railroad crossings.

Sec. 21-13. Restrictions in residential zoning districts.

The following regulations shall pertain to lots located in single family residential zoning districts and R-DT, TND, RA5, RA8, RCH, MHP, NCD and RM zoning districts:

- (1) Lots used for residential purposes other than for apartments, condominium, mobile home, or townhouse developments shall not have an aggregate sign area greater than twenty-four (24) square feet per lot. Flags and banners shall not be included in the calculation of aggregate sign area. Subdivision and entrance signs shall not be included in the calculation of aggregate sign area;
- (2) Lots used for apartments, condominiums, mobile homes, or townhouse developments shall not have an aggregate sign area exceeding six (6) square feet per unit, not to exceed an aggregate of one hundred (100) square feet for the development;
- (3) There shall be a maximum of two (2) subdivision/entrance signs per entrance into any residential subdivision or real estate development in a residential district;
- (4) Ground signs having a height of greater than four (4) feet above the grade level of the adjacent street to which the lot on which the sign is located as measured from the top of the sign, pole or support included, or three (3) feet above ground level, as measured from the top of the sign, pole, or support structure to ground level, whichever is greater, are prohibited, with the exception of subdivision signs and entrance signs;

How Permitted Signs Are Proposed

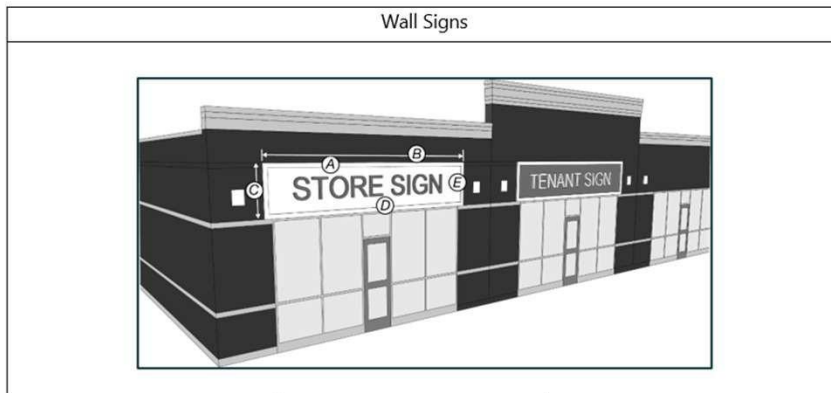
Permitted Sign Types

- Single table identifies where sign types are allowed
- Organized by:
 - Residential
 - Non-Residential
 - Mixed-Use districts
- “Permitted” vs. “Not permitted” is immediately clear
- Dimensional standards moved out of the use table

	Table 21-7.1 Permitted Sign Types																										
P = Permitted X = Not Permitted	Residential													Non-Residential								Mixed-Use					
	RE	RLG	R-100	R-85	R-75	R-60	MH-P	RNC	RS-M	MR-1	MR-2	HR-1	HR-2	HR-3	NS	C-1	C-2	OD	OI	OIT	M	M-2	MU-1	MU-2	MU-3	MU-4	MU-5
Building Signs																											
Wall Signs	P	P*	P*	P*	P*	P*	P*	P*	P*	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P
Window Signs	P	P*	P*	P*	P*	P*	P*	P*	P*	X	X	X	X	X	P	P	P	P	P	P	X	X	P	P	P	P	P
Canopy Signs	P	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P
Projecting Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground Signs																											
Monument Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P
Subdivision Signs/ Entrance Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	P	P	P	P	P
Directory Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Other																											
Sidewalk Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pump Island Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X
Banners	P	P*	P*	P*	P*	P*	P*	P*	P*	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X
* If commercial use is permitted within a residential zone district by right or through approval of a SLUP, sign type is permitted subject to regulations established within Sec. XX-XX. Otherwise, accessory commercial uses may provide permitted sign type per restrictions established within Sec. XX-XX.																											

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Sign Types – Wall Sign



Standard	Residential Districts	Non-Residential (Commercial) Districts
Maximum Sign Area (Per Sign)	Maximum of six (6) square feet per sign.	Thirty (30) square feet or four (4) square feet per linear foot of wall, whichever is greater, up to a maximum of one hundred fifty (150) square feet for buildings under twelve (12) stories, and up to five hundred (500) square feet for buildings twelve (12) stories or greater.
Aggregate Sign Area	Lots used for residential purposes (excluding apartments, condominium, mobile home, or townhouse developments) shall not have an aggregate sign area greater than twenty-four (24) square feet per lot. Flags and banners shall not be included in the aggregate sign area calculation. L	N/A
Illumination	Illumination is prohibited.	Permitted unless otherwise restricted. <i>(Not explicitly regulated in this section.)</i>
Number of Signs	Limited to one (1) wall sign per primary façade and one (1) wall sign per secondary façade.	Limited to one (1) projecting sign per primary façade and one (1) projecting sign per secondary façade.
Projection from Structure	Canopy signs may not project more than six (6) feet from a structure.	Projecting signs may not project more than six (6) feet from a structure.
Vertical Placement Limitation	No wall sign exceeding one hundred fifty (150) square feet may be placed below the twelfth (12th) story.	

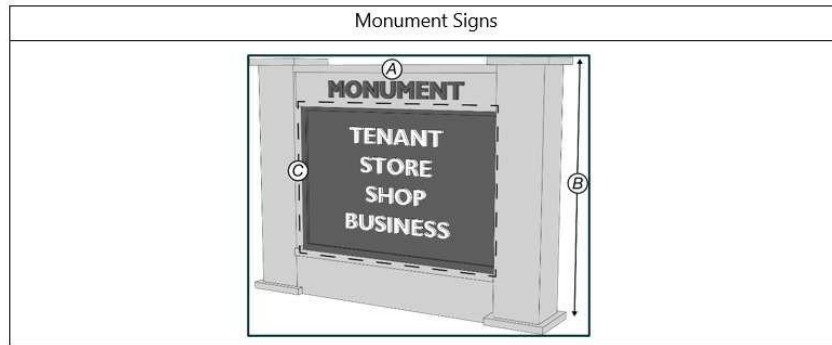
Community Workshop

9/23 @5pm

DeKalb County Government Service Center (178 Sams St, Decatur,
GA 30030)

Meeting Rooms 1201A & 1201B

Sign Types – Monument Sign (NEW)



Standard	Residential Districts	Non-Residential (Commercial) Districts
Maximum Sign Area (Per Sign)	Maximum sign area of eight (8) square feet on single-family lots and thirty-two (32) square feet on all other residential developments.	Maximum sign area of one hundred sixty (160) square feet.
Aggregate Sign Area	Lots used for residential purposes (excluding apartments, condominium, mobile home, or townhouse developments) shall not have an aggregate sign area greater than twenty-four (24) square feet per lot. Flags and banners shall not be included in the aggregate sign area calculation. Lots used for apartments, condominiums, mobile homes, or townhouse developments shall not have an aggregate sign area exceeding six (6) square feet per unit.	
Illumination	Illumination is prohibited.	Permitted unless otherwise restricted. <i>(Not explicitly regulated in this section.)</i>
Number of Signs	Limited to one (1) sign per street frontage	Limited to one (1) sign per street frontage
Maximum Height	Four (4) feet	Twenty (20) feet

Questions, Comments, & Thoughts?

Thank you!