



NOVEMBER ZONING CYCLE 2026 COMMUNITY COUNCILS OCTOBER 12- 21, 2026

AN OVERVIEW OF PROPOSED TEXT AMENDMENTS:

RESIDENTIAL ENTERTAINMENT
CHRONIC NUISANCE PROPERTY

Enhancing our quality of life by modernizaing Dekalb County's Code of Ordinances, adapting how we live, gather, and entertain together.

Department of Planning & Sustainability

Policy Brief



A Modern Response to Evolving Lifestyles

Our current rules and regulations were designed for a different era. The proposed policy changes modernize our code to accommodate changing patterns while preventing the loss of neighborhood integrity.

People are using their homes differently, and visitors are increasingly staying in neighborhood-based accommodations rather than traditional hotels.

As traditional entertainment venues have declined or changed, more social activity has moved into residential settings, backyards, private homes, and short-term rentals.



These changes are not inherently bad, but they can present new challenges for surrounding residents when a home or property becomes the source of ongoing disturbances and repeated violations.

www.engagedekalb.gov

RESIDENTIAL ENTERTAINMENT

This policy seeks to define and regulate large commercial gatherings on residential property. It differentiates normal family events from commercial residential entertainment and party houses - which may threaten public safety and the general welfare of our communities.

CHRONIC NUISANCE

This policy seeks to address bad actors with repeated violations by allowing the County to assess administrative fees and other corrective actions taken against all responsible party and the physical property in question.

Research Process

Department/Topic Review	Recommendations
Code Compliance	• Continue to research with courts on the fines and penalties. • Continue to reserach enforcement mechanisms.
Fee Recovery	• Clarify with Legal on availability of recovery methods for fees. • Establish process for placing lien against property.
Licenses, Permits, and Entitlements	• Need Legal review on provision relating to Chapter 15.
Public Safety	• Address loud noise, party house, parking violations, and required property-related license and permits. • Research repeated dispatch calls i.e, 10, 15, 20 • Document how chronic nuisance activity is captured on Police Reports. • Consideration of jail time for persistent violations.
Fire	• Include parking that blocks fire hydrants and double parking that obstructs emergeny vehicle access.
Leadership and Coordination	Continued advancement with Planning & Zoning, Fire, Public Safety, and Code Compliance.

Staff Recommendations

Withdrawal

TA-26-1248040-Residential Entertainment

TA-26-1248066-Chronic Nuisance



[EngageDekalb.dekalbcountyga.gov](https://engagedekalb.dekalbcountyga.gov)