



Planning for the Future

DeKalb County Zoning & Sign Ordinance Update



DeKalb County
GEORGIA

Kimley»»Horn

Expect More. Experience Better.



BLUE
CYPRESS
CONSULTING

Virtual Open House – Kickoff

January 27, 2026 | 6:00 PM | Zoom

Introduction



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Project Manager



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Deputy Project Manager



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Blue Cypress – Community Engagement

Other Key Team Members

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SAP/Implementation

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Client Manager

Dominic Pardue
Code Standards

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Transportation/Multimodal

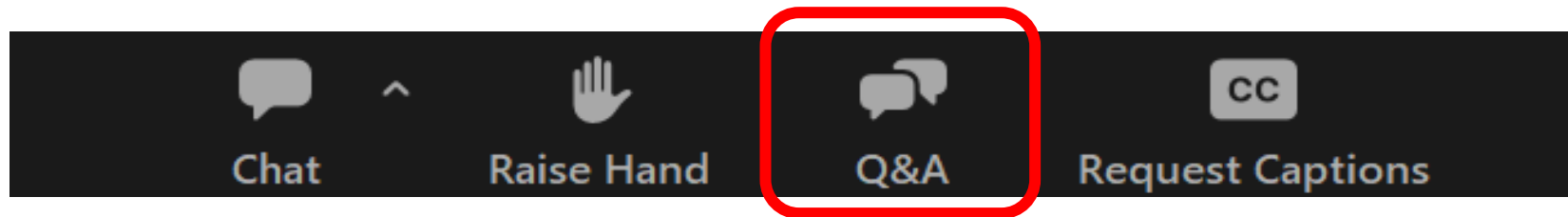
Haley Maitre, PLA, ASLA
Landscape Standards

Winston Mitchell, PLA
Urban Design

Amanda Hatton, AICP
*Blue Cypress Consulting -
Community Engagement*

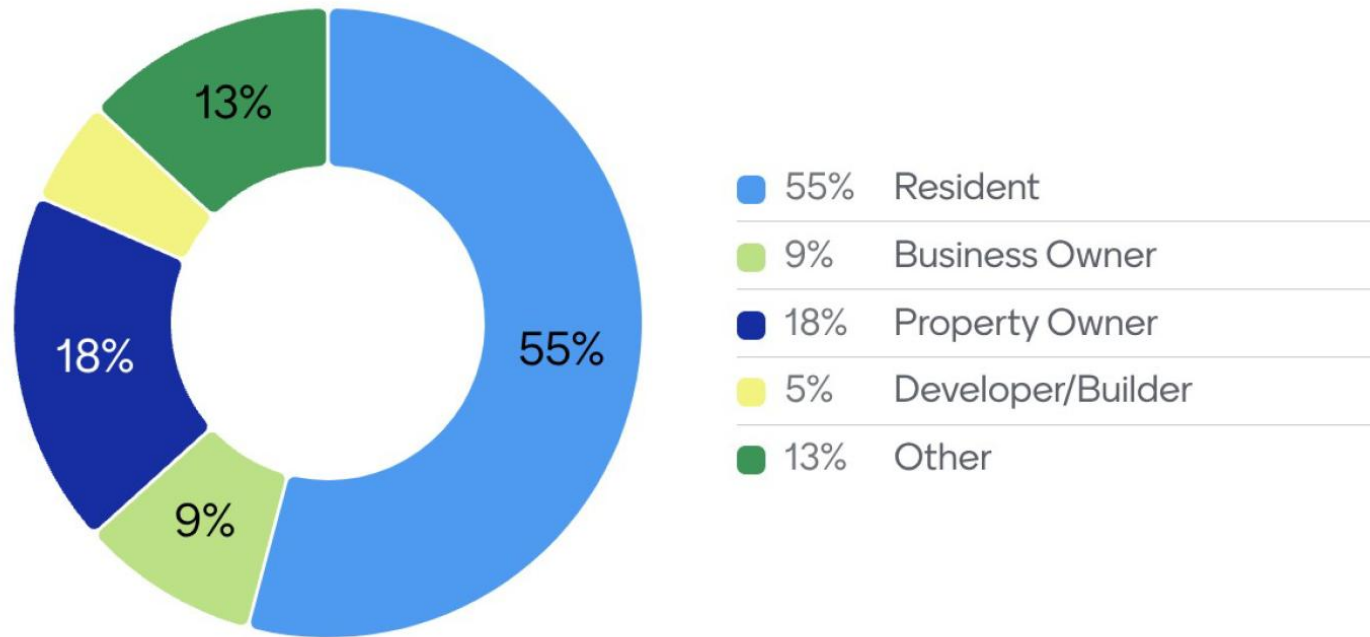
Using Chat & Asking Questions

- Please use the Q&A icon located at the bottom of the screen to ask questions.
- Questions will be answered at the end of the presentation.



Discussion Question #1

What is your primary connection to DeKalb County



Agenda

What is Zoning?

Project Goals

Project Timeline

Engagement Approach

Code Considerations

Initial Analysis

Next Steps

Feedback

Zoning 101

WHAT

What is zoning?

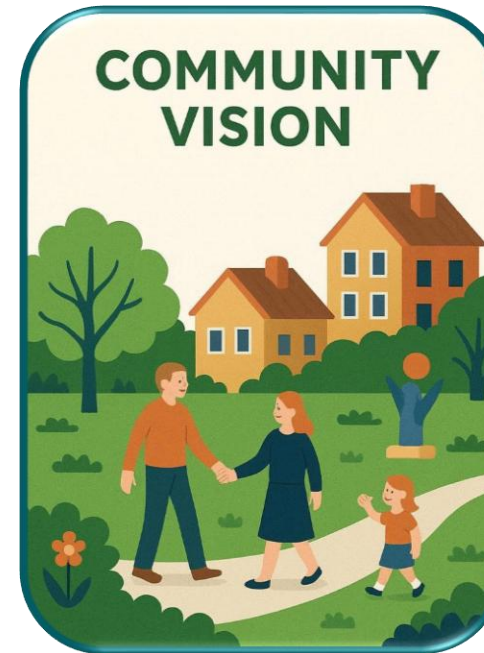
- Land use regulations that regulate how a property can be used and developed.
 - Permitted uses
 - Development location, form, function
 - Building setbacks, height, scale
 - Housing options
 - Parking requirements
 - Landscape and open space
 - Buffers and screening
 - Neighborhood character & design
- A tool that implements the long-term vision for growth established in the County's 2050 Unified Plan
- Influences what the community will look like in the future.

VISION

Comprehensive Plan /
Future Land- Use Map

IMPLEMENTATION

Zoning Code



Zoning 101

WHY

Why are the zoning and sign codes being updated now?

- To **modernize** standards and **simplify** regulations and **make the code easier to understand** and implement.
- To help ensure future development aligns with **community priorities** established in recent planning efforts.
- To help **address** current **housing, environmental, and economic needs**
- To ensure future development aligns with **needs of residents and businesses**.

Zoning 101

HOW

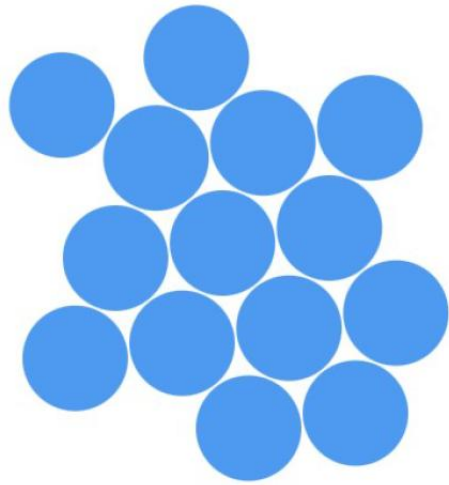
How does the code update impact me?

Zoning impacts everyone – and shapes what a community will look like in the future:

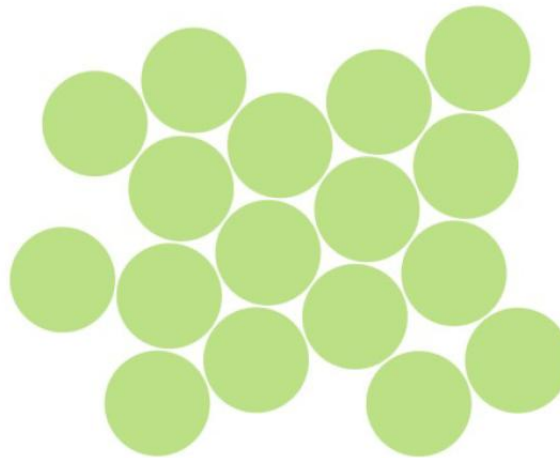
- If you're a *property owner*—It affects how you can use and develop your land (type of structure, number of units, housing types, etc.).
- If you're a *homeowner*—It affects what improvements you can make to your home or property.
- If you're a *business owner*—It affects where you can locate or expand your shop, restaurant, or office.
- If you 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.

Discussion Question #2

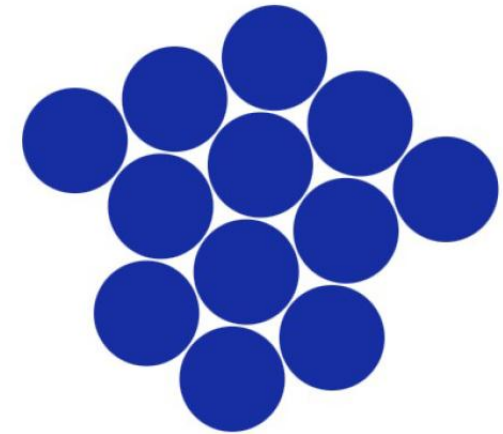
How familiar are you with the current zoning ordinance?



33% Very familiar

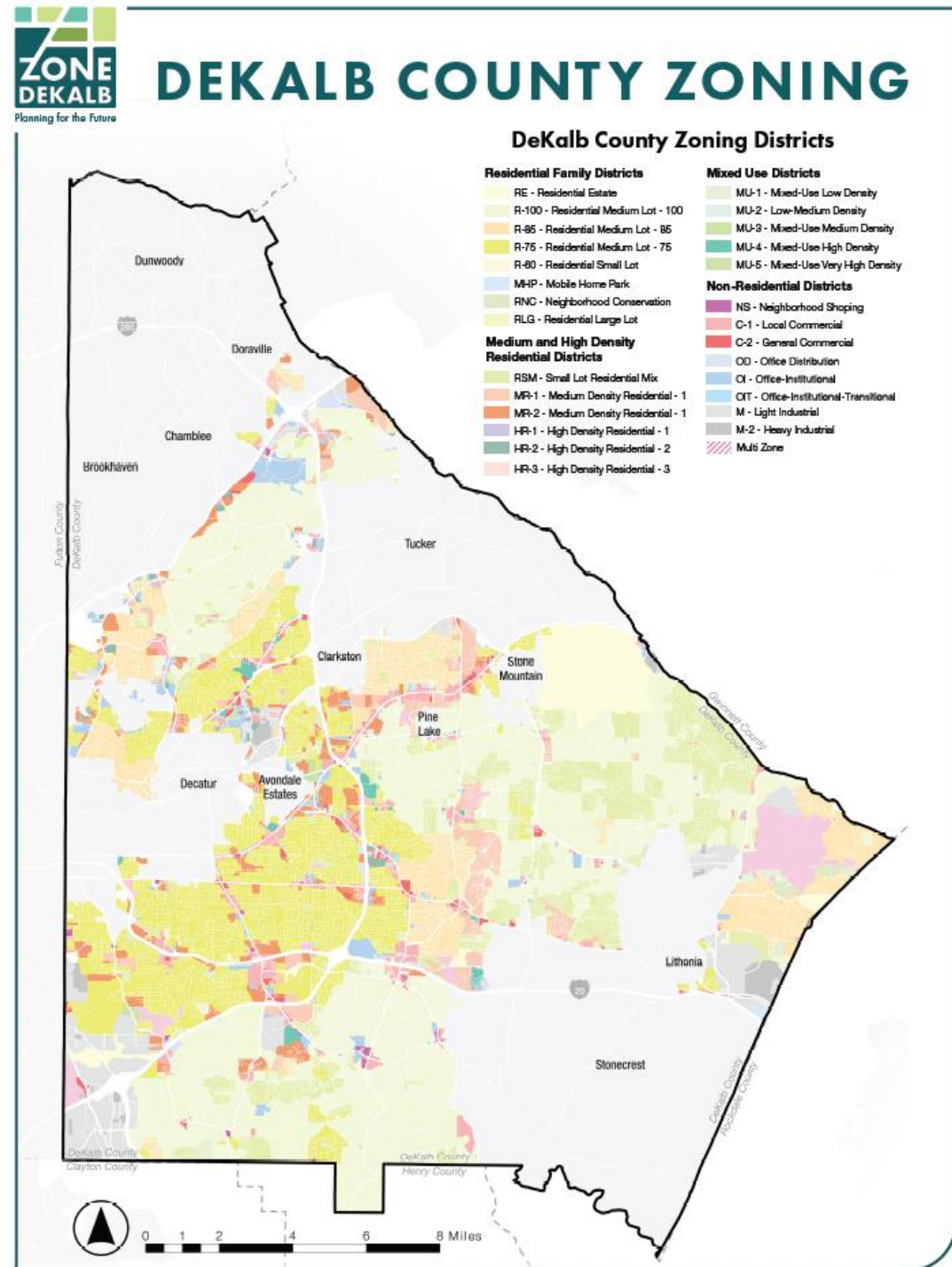


40% Somewhat familiar



28% Not familiar at all

Zoning Map



Existing Code

Chapter 21- Sign ordinance

Article I – IN GENERAL

Article II – ADMINISTRATION AND ENFORCEMENT

Article III – REGULATIONS AND RESTRICTIONS

21-9 EXEMPTIONS

21-10 FEES

21-11 PROHIBITED SIGNS

21-12 OWNER'S CONSENT REQUIRED

21-13 RESTRICTIONS IN RESIDENTIAL
ZONING DISTRICTS

21-14 HEIGHT AND SETBACK
REQUIREMENTS

21-15 CONVENIENCE STORES AND
SERVICE STATIONS WITH PUMP
ISLANDS

21-16 NON-COMMERCIAL MESSAGES

21-17 WALL OR PROJECTING SIGNS

21-18 GROUND SIGNS

21-19 CANOPY SIGNS

21-20 NON-RESIDENTIAL ZONING DISTRICT
REGULATIONS

21-21 SPECIAL EVENT SIGNS

21-22 ELECTRONIC SIGNS

21-23 NONCONFORMING SIGNS

21-24 ILLUMINATION

21-25 BUILDING CODE

21-26 ZONING ORDINANCE

21-27 VARIANCES

21-28 FLAGS

21-29 BANNERS

21-30 SEVERABILITY

Chapter 27 – Zoning Ordinance

Article 1 – GENERAL REQUIREMENTS

Article 2 – DISTRICT REGULATIONS

Article 3 – OVERLAY DISTRICT REGULATIONS

Article 4 – USE REGULATIONS

Article 5 – SITE DESIGN AND BUILDING FORM STANDARDS

Article 6 – PARKING

Article 7 – ADMINISTRATION

Article 8 – NONCONFORMITIES

Article 9 – DEFINITIONS

Project Goals

- Modernize code structure
- Simplify and update standards using best planning practices
- Review and define development processes
- Update use tables and zoning districts
- Provide consistent graphics
- Provide consistency with General Code and GA Zoning Procedures Law (O.C.G.A. § 36-66-1)

Project Timeline



Engagement Overview

- Aligns with three key project phases
- Includes a mix of **in-person** and **virtual** engagement **opportunities**
- Focuses on both **community wide outreach** and **targeted stakeholder** (subject matter experts) **outreach**
- Aims to be **accessible, transparent, and inclusive**



Outreach Activities

**TARGETED
STAKEHOLDER
OUTREACH**

**Technical
Advisory
Committee**

**Technical
Stakeholder
Workshops**

**County
Leadership
Listening
Sessions**

**County Staff
Listening
Sessions**



Outreach Activities

COMMUNITY WIDE OUTREACH

County
Meetings



Virtual Open
Houses



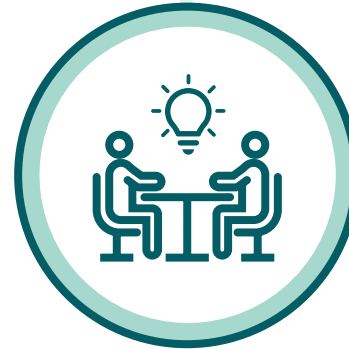
Design
Charrettes /
Open Houses



Pop Up
Project
Booths



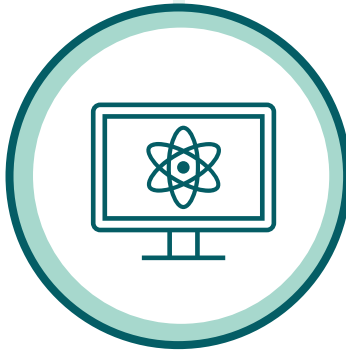
Local Coffee
Chats



Outreach Activities

COMMUNITY WIDE OUTREACH

Project
Webpage



Online
Survey



Social Media
E-newsletters
Press Releases
Flyers



Zoning 101
Educational
Campaign



Sams Street
Project Booth



Code Considerations



**COW
Engagement**



**Staff
Feedback**



Legislature



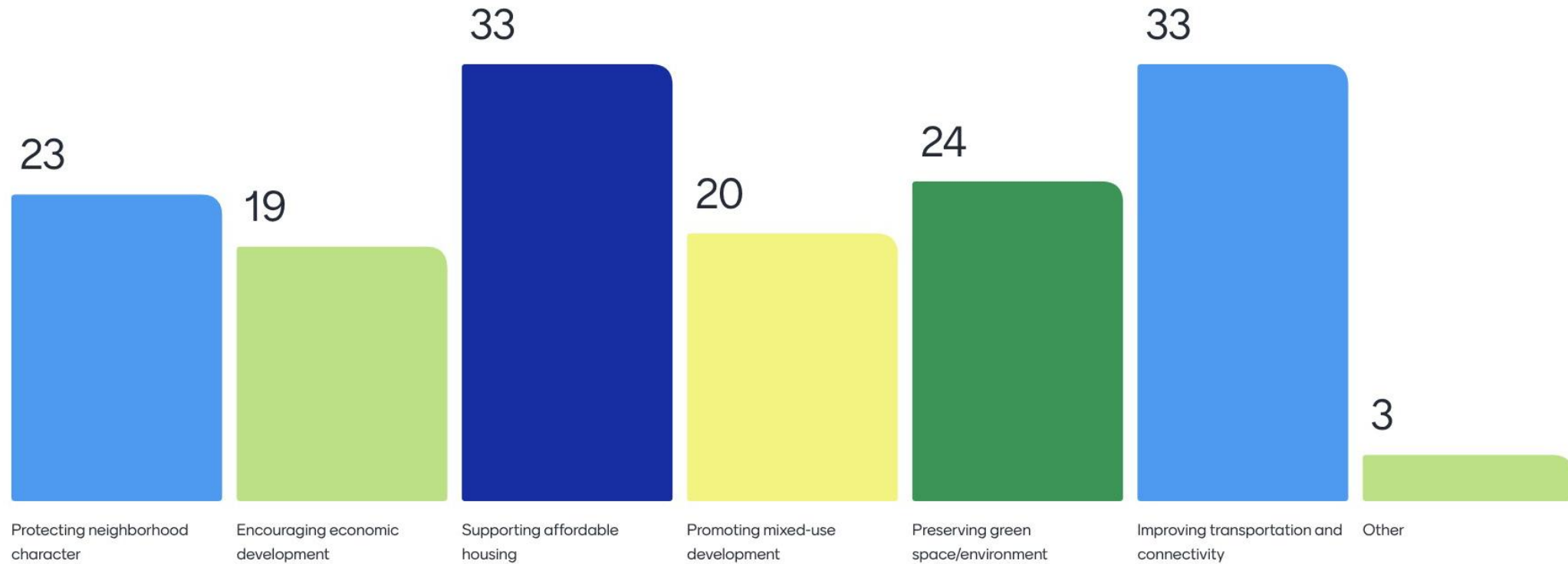
**Best
Practices**



**Our Knowledge
of the Area and
Current Code**

Discussion Question #3

What are your top priorities for the zoning ordinance update? Select 3 priorities.



Discussion Question #4

How important is it to allow flexibility for new types of housing (e.g. townhomes, accessory dwelling units)?

How important is it to allow flexibility for new types of housing (e.g., townhomes, accessory dwelling units)?

2.7

Not important

Very important

Analysis

- Outdated framework
- Fragmented standards
- Inconsistent regulations
- Complex and outdated use table
- Content-based sign standards
- Do not want a “One Size Fits All” approach

Potential Graphics

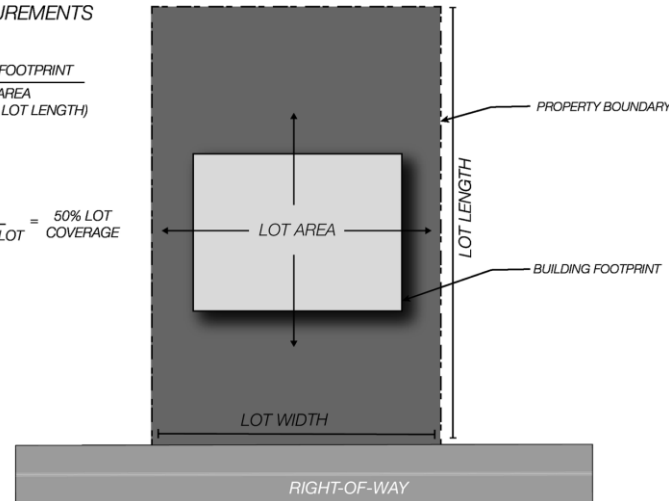
- Consistent style
- More detailed
- Clear direction

LOT MEASUREMENTS

$$\frac{\text{BUILDING FOOTPRINT}}{\text{LOT AREA}} \\ (\text{LOT WIDTH} \times \text{LOT LENGTH})$$

EXAMPLE:

$$\frac{5,000 \text{ SQ. FT.}}{10,000 \text{ SQ. FT. LOT}} = 50\% \text{ LOT COVERAGE}$$

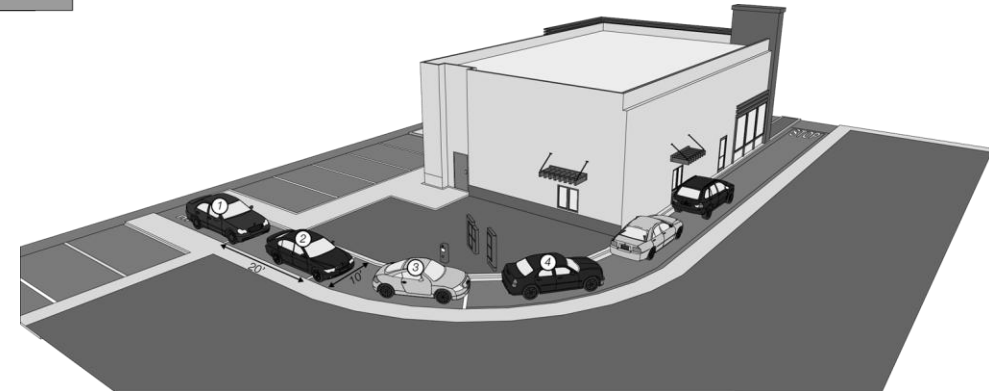
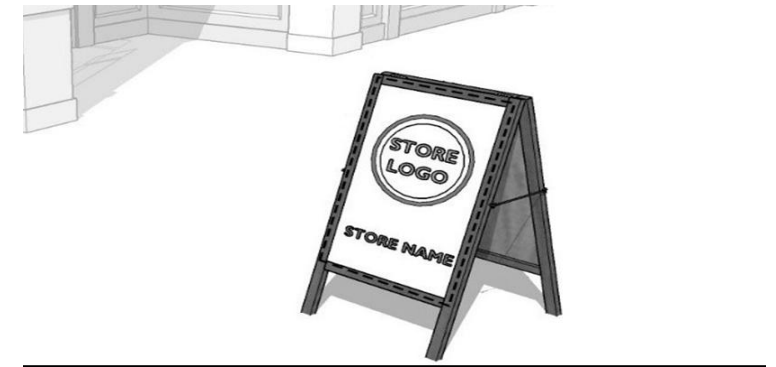
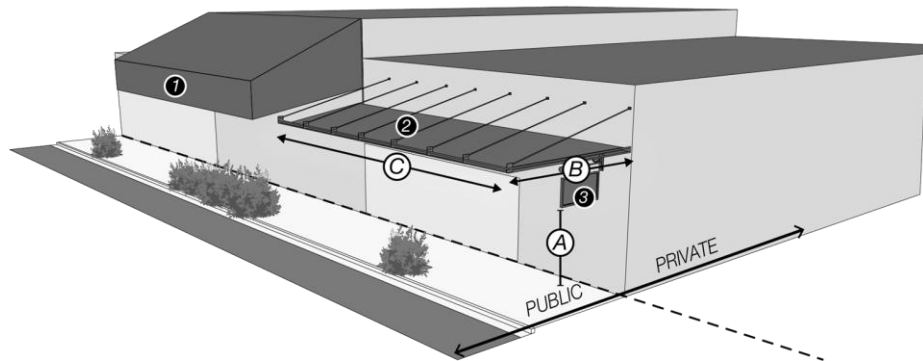


ENCROACHMENT:

1. AWNING
2. CANOPY
3. SIGN

KEY:

- A. CLEARANCE HEIGHT
- B. DEPTH
- C. LENGTH



Next Steps

OUTREACH ACTIVITIES

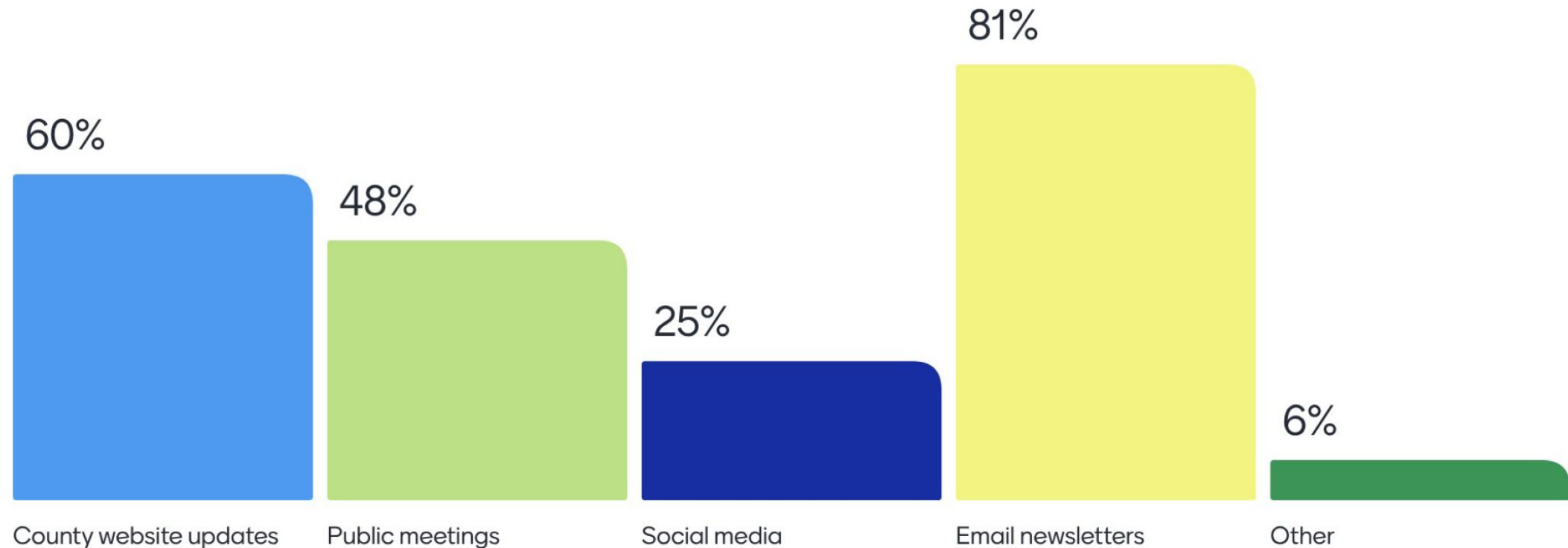
- February: Community Council Updates
 - 2/9: CC District 5
 - 2/10: CC District 2
 - 2/11: CC District 3
 - 2/17: CC District 4
 - 2/18: CC District 1
- Spring/Summer 2026:
 - Pop Up Project Booth
 - “Coffee Chats” (tabling at local facilities)

TECHNICAL WORK

- Code Update
 - Draft Sign Code
 - Continue interviews with County Commissioners and staff
 - Initiate drafts of new code modules

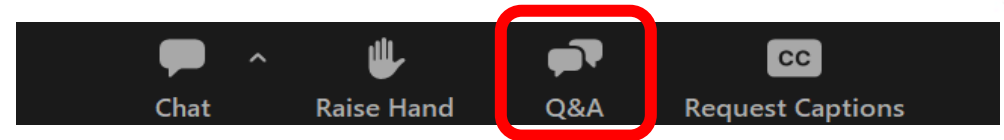
Discussion Question #5

What is your preferred way to stay informed about this project? Select all that apply.



Questions, Comments, & Thoughts?

Use the **Q&A feature** to submit questions to the project team.



Thank you!

Get In Touch



Email us at
zonedekalb@dekalbcountyga.gov

Thank you!