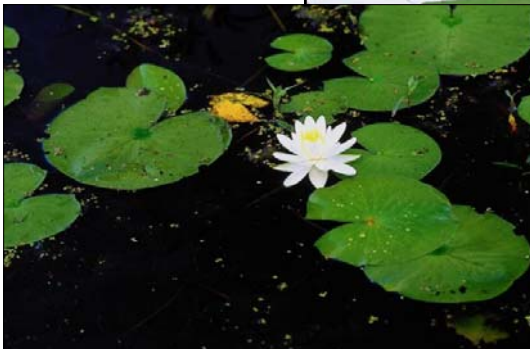


# DeKalb County Comprehensive Plan 2005-2025



## *Policy and Implementation Guide*



### **Contact Us:**

330 W. Ponce de Leon Avenue  
Suite 500  
Decatur, Georgia 30030-3221

Phone: 404-371-2155

Fax: 404-371-2813

E-mail: [planninganddevelopment@co.dekalb.ga.us](mailto:planninganddevelopment@co.dekalb.ga.us)

Website: [www.co.dekalb.ga.us/planning](http://www.co.dekalb.ga.us/planning)

**Department of Planning and Development  
Strategic Planning Division**





**TABLE OF CONTENTS**

<b>CHAPTER</b>	<b>PAGE</b>
<b>1. Introduction .....</b>	<b>3</b>
<b>2. Future Development Concept .....</b>	<b>4</b>
<b>3. Character Areas - Summary .....</b>	<b>8</b>
<b>4. Policies and Strategies - Interim Guidelines .....</b>	<b>9</b>
<b>5. Policies and Strategies .....</b>	<b>10</b>
Population .....	10
Economic Development .....	11
Housing .....	12
Intergovernmental Coordination .....	13
Planning Process .....	13
Sense of Place .....	13
Natural Resources .....	14
Historic Resources .....	15
Facilities and Services .....	15
Public Health .....	16
Transportation .....	17
Land Use .....	18
<i>Character Areas</i> .....	20
Conservation and Openspace .....	20
Rural Residential .....	21
Suburban .....	23
Traditional Neighborhood .....	24
Neighborhood Center .....	26
Town Center .....	27
Regional Center .....	28
Office Park .....	30
Institutional .....	30
Light Industrial .....	31
Industrial .....	31
Scenic Corridor .....	32
Commercial Redevelopment Corridor .....	32
Highway Corridor .....	33
Supplemental Policy Guidelines .....	34
<b>6. Implementation Conversion Tables .....</b>	<b>36</b>
<b>7. Land Use Designations and Zoning Classifications .....</b>	<b>40</b>
<b>8. Overlays and Historic Districts .....</b>	<b>42</b>
<b>9. Supplemental Plans - Summary .....</b>	<b>44</b>



## **1. Introduction**

A Comprehensive Plan provides a blueprint consisting of maps, policies, and strategies for how a community will grow in the future. These plans typically look 20-30 years in the future and incorporate a wide range of issues and questions relating to quality of life concerns, these include, but are not limited to:

- Land Use
- Transportation
- Parks and Open Space
- Community Facilities
- Community Character and Identity
- Housing
- Natural Resources; and
- Economic Development

Georgia State law requires that counties maintain and periodically update a 20-year comprehensive plan. The current DeKalb County Comprehensive Plan (completed in 1996) outlines program goals and objectives through the year 2015. In accordance with the Local Planning Requirements established by state law, DeKalb County has reviewed the existing plan, has determined public expectations for the future, and has updated the contents of the plan through the year 2025. Once adopted, elected and appointed officials of the County will use the Comprehensive Plan as a guide for their land use and public investment decisions.

The format of the Comprehensive Plan is designed to be more community driven than past plans. The document is divided into three (3) major components: (1) Community Assessment, (2) Community Participation Program, and (3) Community Agenda.

### **(1) Community Assessment**

The purpose of the Community Assessment is to present a factual and conceptual foundation for the comprehensive plan. Preparation of this document is largely a staff function of collecting and analyzing data and information about the community.

### **(2) Community Participation Program**

- Meetings held during 2005, 2006, and 2007 in each Commission District
- Various techniques used to get participation.
  1. Open Forum
  2. Survey
  3. Presentations



### (3) Community Agenda

The purpose of the Community Agenda is to lay out a road map for DeKalb's future. The Community Agenda is the most important part of the plan, because it includes:

- Community Vision
- Community Issues and Opportunities
- Implementation Program
  1. Short Term Work Program
  2. Policies
  3. Supplemental Plans

One of the major focal points of the Community Agenda is the **Future Development Map**. It consists of **Character Areas (land uses)**, which are boundaries and nodes used to show visual and functional differences of communities, corridors, and natural areas. Examples are as follows:

- Suburban
- Neighborhood Center
- Town Center
- Regional Center
- Office Park
- Commercial Redevelopment Corridor

This Policy and Implementation Guide is intended to serve as a supplement to the DeKalb County Comprehensive Plan 2005-2025. It contains the various policies and strategies of the plan to convey the specific implementation actions for the County to take and prioritizes those actions to provide additional guidance. The guide is a condensed version of the Agenda and was created to serve as a concise, user friendly document to be used for day to day decision making by County officials as they work towards achieving the desired goals of the County.



## 2. Future Development Concept

The Concept Plan Map depicts the desired future development patterns for DeKalb County. The Concept Plan Map is taken from the results of the public participation program, the community vision, current development trends, and land use patterns in the County. This plan endorses the concept of “node” or “activity center” development at designated nodes or centers; density increases and uses may vary.

The identified activity centers are not only commercial but can also focus around institutional uses and include colleges and universities, sports facilities, entertainment areas, large employment centers and recreational areas. The major activity centers will serve as attractors for both residents and visitors to DeKalb County. The goal is to take advantage of all transportation and infrastructure facilities that currently exist and encourage additional densities within and around the nodes. These nodes will encourage walkable communities internal to development.

This nodal development is exemplified through current developments such as Perimeter Center CID, Brookhaven, Emory University and DeKalb Medical Center. The concept map illustrates the current and future generalized development patterns in DeKalb County. This generalized development concept was then applied to the guidelines provided by the State of Georgia.

### Character Areas

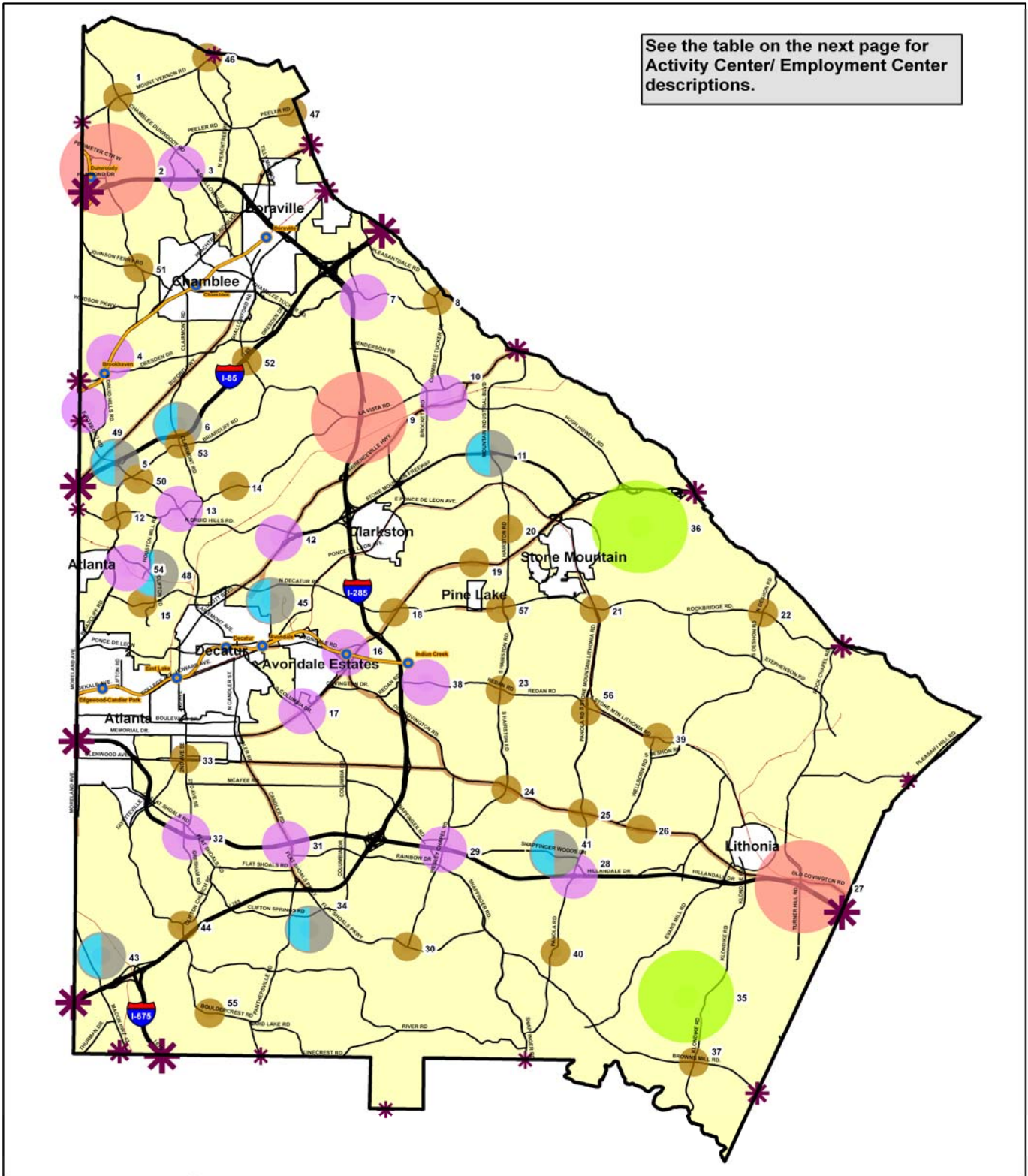
The Georgia Department of Community Affairs provided new statewide guideline for the development of comprehensive plans. DCA provided a list of recommended character areas to identify both exiting and potential character areas in the community. Character areas planning focuses on the way an area looks and how it functions. It apply development strategies to each character area in an effort to preserve existing areas such as traditional neighborhoods and help other function better and become more attractive such as neighborhood activity centers. DCA allows each community to create additional character areas or modify the recommended ones to fit the specific community vision.

The character areas were developed based on the specific development character for each other. A solid foundation was used to develop the character areas such as, current land use, current zoning, 1996 Future Land Plan, approved LCI’s, Comprehensive Transportation Plan, existing Overlay Districts, MARTA routes and stations. The character area descriptions were used to create the future development plan.





See the table on the next page for Activity Center/ Employment Center descriptions.



DeKalb County Comprehensive Plan - Concept Map

Created: May 2007  
Source: DeKalb County Planning & Development Dept  
IGIS Dept./Atlanta Regional Commission

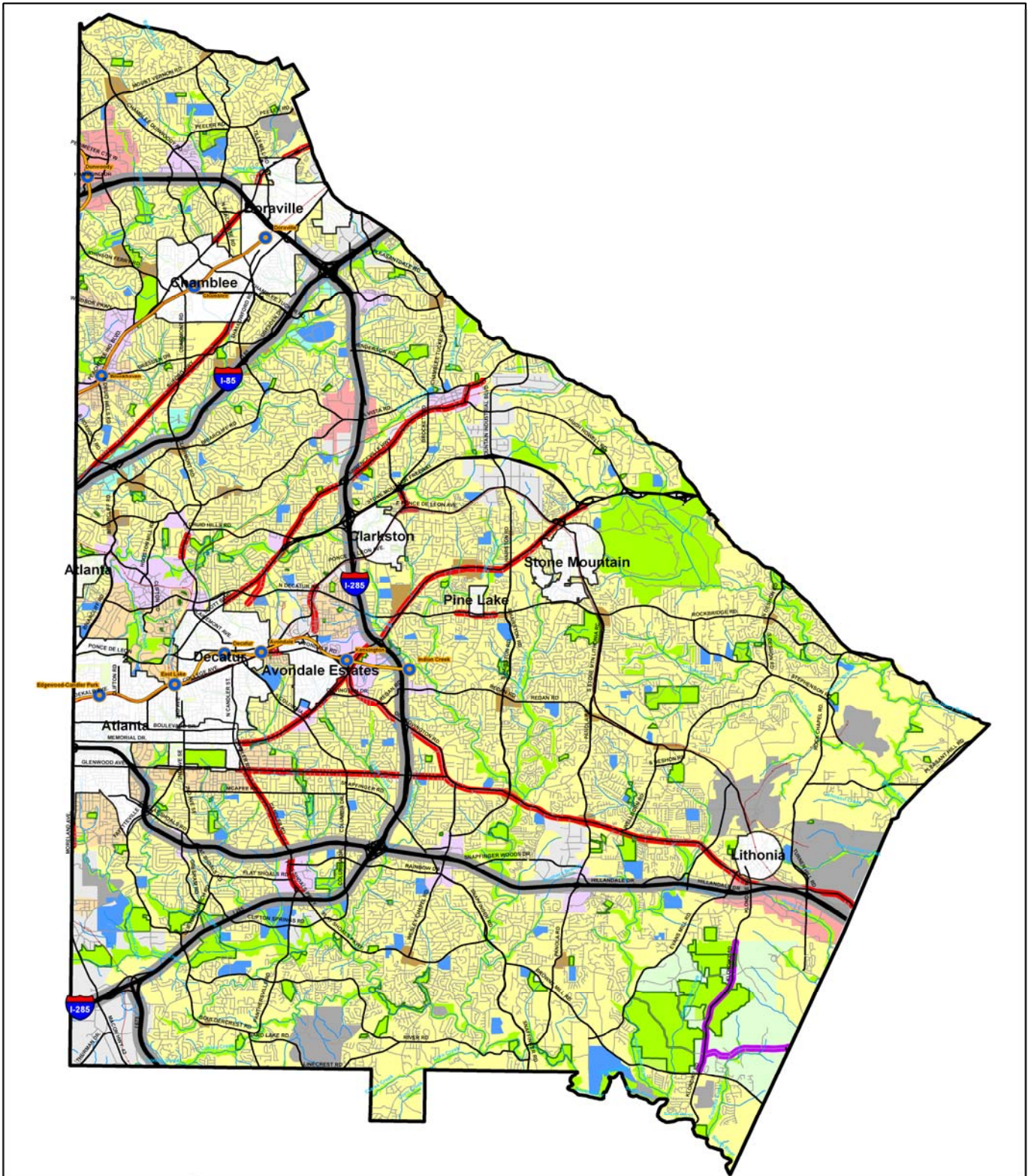
- |                      |                          |                             |                |
|----------------------|--------------------------|-----------------------------|----------------|
| <b>Plan Concepts</b> | Neighborhood Center      | Mixed Use/Linkage Corridors | MARTA Stations |
| Regional Center      | Major Employment         | Gateways                    | MARTA Rail     |
| Town Center          | Regional Park/Recreation |                             | Railroads      |



**Table 2-1: Future Development Map Key & Description**

Map ID	Plan Concepts	Name/Location
1	Neighborhood Center	Dunwoody Village
2	Regional Center	Perimeter - LCI
3	Town Center	I-285 & Chamblee Dunwoody Road
4	Town Center	Brookhaven - LCI
5	Major Employment	Executive Park
6	Major Employment	Century Center
7	Town Center	I-285 & Chamblee Tucker Road
8	Neighborhood Center	Pleasantdale Road & Chamblee Tucker Road
9	Regional Center	Northlake - LCI
10	Town Center	Tucker - LCI
11	Major Employment	Stone Mountain Industrial Area
12	Neighborhood Center	LaVista Road & Briarcliff Road
13	Town Center	Toco Hills
14	Neighborhood Center	Oak Grove
15	Neighborhood Center	Emory Village - LCI
16	Town Center	Kensington MARTA Station - LCI
17	Town Center	Avondale Mall
18	Neighborhood Center	Perimeter College/Dekalb Tech
19	Neighborhood Center	Village Square/Value Mall
20	Neighborhood Center	Hairston Road & Central Drive
21	Neighborhood Center	Panola Road & Rockbridge Road
22	Neighborhood Center	Deshon Road & Rockbridge Road
23	Neighborhood Center	Redan Road & Harriston Road
24	Neighborhood Center	Covington Highway & Hairston Road
25	Neighborhood Center	Covington Highway & Panola Road
26	Neighborhood Center	Covington Highway & DeKalb Medical Way
27	Regional Center	Stonecrest
28	Town Center	I-20 & Panola Road
29	Town Center	I-20 & Wesley Chapel Road
30	Neighborhood Center	Flat Shoals Pkwy & Wesley Chapel Road
31	Town Center	I-20 & Candler Road - LCI
32	Neighborhood Center	I-20 & Gresham Road
33	Neighborhood Center	Eastlake Village
34	Major Employment	Panthersville Road & Clifton Spring Road
35	Regional Park/Recreation	Arabia Mountain Park
36	Regional Park/Recreation	Stone Mountain Park
37	Neighborhood Center	Browns Mill Road & Klondike Road
38	Town Center	Redan Road & Indian Creek Drive
39	Neighborhood Center	Redan
40	Neighborhood Center	Salem Crossing
41	Major Employment	Snapfingerwoods Industrial Park
42	Town Center	North Dekalb Mall
43	Major Employment	I-675/Moreland Avenue Corridor
44	Neighborhood Center	Bouldercrest Road & I-285
45	Major Employment	DeKalb Medical Center
46	Neighborhood Center	Mt Vernon Road & Dunwoody Club Drive
47	Neighborhood Center	Peeler Road & Winters Chapel Road
48	Major Employment	Emory University/CDC
49	Town Center	Lenox Park
50	Neighborhood Center	Briarcliff Road & North Druid Hills Road
51	Neighborhood Center	Ashford Dunwoody Road & Johnson Ferry Road
52	Neighborhood Center	Shallowford Road & I-85
53	Neighborhood Center	Clairmont Road & Briarcliff Road
54	Town Center	Clifton Community Town Center
55	Neighborhood Center	Cedar Grove
56	Neighborhood Center	Panola Road & Redan Road
57	Neighborhood Center	Hairston Road & Rockbridge Road

\*As of 5/04/07



0 0.7 1.4 2.1 Miles

Created: May 2007  
Source: DeKalb County Planning & Development Dept  
GIS Dept/Atlanta Regional Commission

DeKalb County Comprehensive Plan - Future Development Map		
<b>Character Areas</b>	<b>Linear/Corridor Character Areas</b>	<b>Parks</b>
Conservation/Greenspace	Regional Center	MARTA Stations
Rural Residential	Institutional	MARTA Rail
Suburban	Office Park	Railroads
Traditional Neighborhood	Light Industrial	
Neighborhood Center	Industrial	
Town Center	Commercial Redevelopment Corridor	
	Scenic Corridor	
	Highway Corridor	





### 3. Character Areas

The term Character Area is used to define the visual and functional differences of communities, corridors and natural areas within DeKalb County. Based on current conditions and the *Areas Requiring Special Attention* identified in the Community Assessment, they will be used to formulate future development strategies that will result in specific policy, investment and regulatory recommendations discussed in the Community Agenda document. For more information please review the Community Agenda portion of the Comprehensive Plan. Provided below is a table that summarizes each Character Area for DeKalb County.

**Table 3-1: DeKalb County Character Areas**

Character Area	Summary Description	*Applicable Land Use
<b>Conservation and Open Space</b>	Primarily undeveloped and environmentally sensitive lands not suitable for development and areas of protected open space that follow linear features for recreation, and conservation. It also includes lands used for active recreational purposes that provide a wide range of activities.	Public and Private Parks and Open Space
<b>Rural Residential</b>	Rural, undeveloped land likely to face development pressures for lower density residential development.	Agriculture, Low Density Residential
<b>Suburban</b>	Areas where typical types of suburban residential subdivision development have occurred and where pressures for the typical types of suburban residential subdivision development are greatest.	Low-Medium Density Residential
<b>Traditional Neighborhood</b>	Residential area in older parts of a community typically developed prior to WWII.	Medium Density Residential
<b>Neighborhood Center</b>	A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space.	Medium-High Density Residential, Low-Intensity Commercial
<b>Town Center</b>	A focal point for several neighborhoods with a concentration of activities such as retail, service commercial, professional office, higher-density housing, & open space.	High Density Residential, High Intensity Commercial
<b>Regional Center</b>	Concentration of regionally-marked commercial and retail centers, office and employment areas, higher-education facilities, recreational complexes and higher density housing.	Office Mixed Use, Very High Density Residential
<b>Office Park</b>	Typically campus-style development characterized by high degree of access by vehicular traffic, and transit if applicable.	Office Professional
<b>Institutional</b>	Large areas used for religious, civic, educational and governmental purposes.	Institutional
<b>Light Industrial</b>	Area used in low intensity manufacturing and distribution activities.	Industrial
<b>Industrial</b>	Land used in higher intensity manufacturing, assembly, processing activities.	Industrial
<b>Scenic Corridor</b>	Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.	Low Density Residential
<b>Commercial Redevelopment Corridor</b>	Declining, unattractive vacant or underutilized strip shopping center; with high vehicular traffic and transit if applicable; on site parking; low degree of open space; moderate floor to area ratio; large tracks of land and campus or unified development.	Low Intensity Commercial
<b>Highway Corridor</b>	Developed or undeveloped land on both sides of designated limited access highways.	High Density Residential, High-Intensity Commercial

\*Based on 1996 Comprehensive Plan



#### **4. Policies and Strategies Interim Guidelines (2007)**

During the interim period, prior to the adoption of the revised Zoning Code, the Implementation Policies of the Community Agenda shall serve as a “guide” to be used by residents, staff, developers, contractors, and elected officials in making zoning decisions.

The basic premise is to focus more intense development at the Activity Centers/Nodes. This basic premise will help to protect existing neighborhoods from incompatible land uses. The intent of the 2025 plan is not to allow intense development throughout the designated node, but to provide consideration of the allowable densities/intensities. Listed below are the guiding principles for development.

- 1) **Locational Criteria** - The most intense development should occur in the center of the node or at the major intersections within the defined area.
  - Higher density residential is encouraged within the defined area (stand alone or as a vertical mixed use development).
  - Office uses are encouraged within the node but can also be used as a buffer/transition between existing commercial uses and residential uses.
  - Density should be increased to support urban lifestyles within mixed uses.
  - Bonuses shall be granted for workforce and senior housing.
- 2) **Land Use Compatibility** - Development intensity should transition from the most dense toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues.
- 3) **Neighborhood Compatibility** - Commercial and office uses that would have a negative or blighting influence on adjacent residential neighborhoods or individual residence should not be permitted.
- 4) **Services/Facilities** - Proposed developments shall not degrade the level of service on roadways, capacity of water/sewer, or cause drainage problems. The developer must provide evidence to the contrary that is acceptable to staff, make on or off site improvements, and/or provide funding to mitigate impact on public facilities and services. All new development will be subject to review of its proposed impact on existing services and infrastructure. Developers will be required to submit additional plans, which will mitigate any negative impacts.
- 5) **Environmental** - The proposed development shall be allowed only in areas where it can be demonstrated that environmental damage will not occur and mitigation measures must be approved by EPD and local stream buffer standards.
- 6) **Policies** - The policies and strategies from the Community Agenda (Section 5.4) will be used to make recommendations for zoning and land use decisions.
- 7) **Mandatory Pre - Application meeting** - shall occur prior to zoning and land use application submittal to guide the applicant with development standards and maintaining an acceptable quality of life.



## 5. Policies and Strategies

This section includes policies and strategies created to address the issues and opportunities in Chapter 2 and to elaborate upon the implementation measures in Chapter 5 of the Community Agenda document of the Comprehensive Plan. The policies are used to further define the Character Areas in the Community Agenda .  
*\* The numbering of the policies and strategies listed below and the following pages are exactly as they are listed in the Community Agenda to allow for a direct correlation by Planning and Development staff when performing the land use analysis for land use amendments, re-zonings and other evaluations.*

### 5.4 -1 Population (Aging and General)

#### ***Policies:***

- PP1: Develop and improve social programs to accommodate a range of age cohorts.
- PP2: Create an age sensitive environment throughout the County to serve the needs of all residents.
- PP3: Increase awareness among residents, being proactive about aging issues
- PP4: Increase the percentage of older adults participating in a physical activity to prevent injury and promote health.
- PP5: Improve the secondary educational attainment level in the county to meet or exceed that of the State
- PP6: Provide an efficient governmental structure that is responsive to the needs of the population.

#### ***Strategies:***

- PS1: Develop a public relations/communications campaign for senior transportation.
- PS2: Facilitate communication among experienced developers and seasoned senior resident managers.
- PS3: Recommend policies and appropriate incentives that will increase the long-term availability of housing for all age groups.
- PS4: Create cost-effective ways to renovate and modernize housing stock presently occupied by seniors.
- PS5: Identify funding opportunities that support community health to help older adults and their families.
- PS6: Develop model multipurpose facilities that offer affordable, comprehensive, intergenerational programs and services.
- PS7: Identify opportunities to enhance and expand supportive services for all age cohorts.
- PS8: Focus educational programs to meet the needs of all students including handicapped and special needs students.
- PS9: Assess the educational system in the county to identify deficiencies and make improvements where needed.
- PS10: Promote existing programs offered at area colleges and universities.
- PS11: Encourage the development of social programs that will serve all ages.
- PS12: Promote the training of County employees for ethnic and cultural sensitivity.
- PS13: Create public/private partnerships to develop multi-purpose facilities.
- PS14: Enhance the County website to identify services, policies and funding programs available to seniors.
- PS15: Educate seniors about fraudulent activities to reduce crimes and opportunities for crimes against them.
- PS16: Coordinate and enhance services provided by non-profit and faith-based organizations.
- PS17: Improve human and social programs through funding, facilitation and implementation
- PS18: Work with the Division of Senior Services to implement the Community Action Plan for Senior Services which also known as the “Bridge Builders” document.



## 5.4 -2 Economic Development

### *Policies:*

- EDP1: Maintain the image of the County, reflecting its strengths as a place to live, work, play and do business.
- EDP2: Coordinate the economic development plans for the county with those of surrounding jurisdictions.
- EDP3: Target industries that pay high wages for attraction to DeKalb County.
- EDP4: Attract new industrial growth that provides quality employment and economic opportunities and makes effective use of existing resources.
- EDP5: Support the many elements of social and cultural diversity that exist in the county.
- EDP6: Organize a contemporary approach to the redevelopment of business and industrial areas.
- EDP7: Support and advance tourism efforts in the County.
- EDP8: Improve job training and development opportunities.
- EDP9: Increase the variety of restaurants available county-wide.
- EDP10: Attract family oriented entertainment venues to locate to DeKalb County.
- EDP11: Coordinate the economic development plans of the County with those of surrounding jurisdictions.
- EDP12: Encourage area businesses to support and participate in economic development improvement efforts.

### *Strategies:*

- EDS1: Pursue the creation of additional Tax Allocation Districts.
- EDS2: Partner with Georgia Department of Economic Development to improve economic conditions.
- EDS3: Work more closely with the Department of Industry Trade and Tourism to attract more jobs to the County.
- EDS4: Implement an aggressive urban redevelopment initiative.
- EDS5: Target and protect job center through policy changes that involve planning, transportation, and development.
- EDS6: Develop a media campaign for the County promoting its strengths and assets.
- EDS7: Research and use national best practices to prepare “job ready” sites.
- EDS8: Annually revise Enterprise Zones to improve areas in the county suffering from disinvestment, underdevelopment and economic decline .
- EDS9: Pursue the development of more large scale family entertainment centers.
- EDS10: Establish a Development Advisory Council.
- EDS11: Increase resources to accelerate major nodal projects.
- EDS12: Use tax incentives and other techniques to encourage dine in restaurants to locate in DeKalb.
- EDS13: Work with General Motors and the City of Doraville in the re-development of the Doraville Plant.
- EDS14: Work with the Department of Labor, and employment offices to disseminate opportunities for employment in DeKalb County.
- EDS15: Involve the business community in the development of a unified approach to promote the strengths of the county.
- EDS16: Focus promotional marketing activities to attract and retain employment generating businesses.
- EDS17: Utilize existing agencies and organizations to further economic development goals.



## 5.4 -3 Housing

### ***Policies:***

- HP1: Protect established single family residential neighborhoods from encroachment by incompatible development.
- HP2: While meeting infill/historic guidelines, identify and encourage new and innovative approaches to quality residential development which expand housing opportunities and minimize public and private costs.
- HP3: Enhance the county's existing supply of housing.
- HP4: Improve the quality of apartment structures within DeKalb County.
- HP5: Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services.
- HP6: Alleviate barriers to homeownership.
- HP7: Develop design guidelines for residential infill that is compatible with the surrounding area.
- HP8: Prevent the occurrence of discrimination in housing on the basis of age, race, religion, sex, or national origin.
- HP9: Reduce the foreclosure rate in the County.
- HP10: Improve and develop healthy housing conditions in older housing.
- HP11: Provide quality housing conditions.
- HP12: Establish guidelines to incorporate workforce housing into residential developments. (*see Supplemental Policy Guidelines section 5.4-14.1*).
- HP13: Develop design guidelines and other requirements to create quality construction projects.
- HP14: Create cost effective ways to renovate housing occupied by seniors.

### ***Strategies:***

- HS1: Encourage and improve the education of home ownership as an investment.
- HS2: Create a set of parameters to guide the construction of new homes in established communities that enhances the choices of existing property owners to remain or renovate.
- HS3: Promote infill development that respects the character and landscape of both the as-built and natural environment.
- HS4: Establish infill guidelines that are clearly written, illustrated, and presented for predictability.
- HS5: Create and promote initiatives to educate the public about healthy housing conditions to reduce home related health hazards.
- HS6: Establish an inclusionary zoning policy to assist the need for affordable housing.
- HS7: Create new and further support loss mitigation counseling, mortgage fraud prevention and awareness activities and other special initiatives with the lending community.
- HS8: Implement workforce housing incentives to create additional housing opportunities.
- HS9: Increase the availability of special needs housing to meet the growing population.
- HS10: Encourage the addition of low income units to meet increasing needs.
- HS11: Promote mixed use developments that allow for more affordable housing types in typical higher end developments.
- HS12: Encourage the preservation and adaptive reuse of historic structures for residential uses.
- HS13: Provide a variety of housing opportunities and choices to better accommodate the needs of residents.
- HS 14: Reinforce neighborhood stability by encouraging home ownership and the maintenance of existing properties
- HS15: Eliminate home related health hazards such as radon, mold, asbestos and lead based paint.
- HS16: Promote moderate density, traditional neighborhood style residential subdivisions.



- HS17: Encourage housing for the elderly that is well planned, soundly financed and located within a pedestrian friendly, residential community.
- HS18: Improve the enforcement of building codes and standards to improve housing conditions.
- HS19: Work to implement the policies of the County’s Bridge Builders Plan to improve the quality of life for seniors.

#### **5.4 -5 Intergovernmental Coordination**

***Policies:***

- ICP1: Expand intergovernmental coordination efforts with local governments within the County as well as neighboring counties.
- ICP2: Maximize the support of the regional development center (ARC) in fostering relationships with other governmental entities.
- ICP3: Cultivate relationships with other governmental agencies within the County.
- ICP4: Establish and implement improvements to the Service Delivery Strategy process.
- ICP5: Provide regional coordination between the county and surrounding jurisdictions to minimize impacts from development across jurisdictional boundaries.

***Strategies:***

- ICS1: Continue to support the Community Council and improve the by-laws and meeting format.
- ICS2: Established more concise guidelines for Intergovernmental Agreements.
- ICS3: Consider the formation of county-wide coordination meetings to assist with intergovernmental issues.
- ICS4: Establish annual meetings between the County and Board of Education to improve communication.
- ICS5: Use third party groups to ensure coordination and cooperation amongst the county and other entities.
- ICS6: Work to improve the relationship between elected officials within the intergovernmental coordination process.

#### **5.4 -6 Planning Process**

***Policies:***

- PPP1: Actively involve the public in the planning process.
- PPP2: Reduce the number of annual changes to the land use plan and maps.
- PPP3: Actively work to update the Comprehensive Plan bi-annually.

***Strategies:***

- PPS1: Use innovative participation and marketing techniques to increase public awareness.
- PPS2: Promote the creation of and support existing community and neighborhood organizations.
- PPS3: Work with the media to distribute planning materials and inform the public about planning related activities in the county.
- PPS4: Hold public meetings at various venues throughout the county.
- PPS5: Revise the re-zoning and land use designation process to reduce the number of changes.
- PPS6: Establish a DeKalb County Community Planning Participation program.
- PPS7: Create a Speakers Bureau to engage the public in the planning process.
- PPS8: Provide adequate staffing, training and equipment for the effective delivery of planning and development services.



## 5.4 -7 Sense of Place

### *Policies:*

- SPP1: Develop and promote sense of place initiatives that will foster community interaction and pride.
- SPP2: Create pedestrian scale communities that focus on the relationship between the street, buildings, and people.
- SPP3: Encourage developments that are bicycle and pedestrian oriented with connections between different uses.
- SPP4: Enhance existing and develop new gateways throughout the county.
- SPP5: Implement design guidelines that create a sense of place.

### *Strategies:*

- SPS1: Improve street character with constant signage, lighting, landscaping and other design features.
- SPS2: Create neighborhood focal points through the use of existing pockets parks and squares for community activities.
- SPS3: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- SPS4: Encourage the use of buffers between incompatible uses.
- SPS5: Develop and consider corridors and gateways that promote sense of place.
- SPS6: Create landmarks and signage to provide a sense of arrival and orientation (County Gateways).

## 5.4 -8 Natural Resources

### *Policies:*

- NRP1: Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds and stream corridors.
- NRP2: Increase the amount, quality, connectivity and accessibility of greenspace.
- NRP3: Create a network of safe and pleasant trails and greenways.
- NRP4: Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.
- NRP5: Establish land development practices that require open space to be set aside within development sites.
- NRP6: Preserve and protect historic character of the County including scenic views, and historic sites.

### *Strategies:*

- NRS1: Encourage the creation of a network of trails and greenspace.
- NRS2: Encourage the use of innovative financing to facilitate open-space acquisition and preservation.
- NRS3: Implement zoning tools that preserve open space, natural resources and the environment.
- NRS4: Partner with nongovernmental organizations to acquire and protect land.
- NRS5: Encourage the development of innovative programs, such as transfer development rights.
- NRS6: Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.
- NRS7: Implement an information-gathering program to produce documentation and educate the public.
- NRS8: Enact guidelines and structural controls to minimize the affects of impervious surfaces.
- NRS9: Amend the Storm Water Quality Management Ordinance.
- NRS10: Encourage the preservation of open space, farmland, natural and critical environmental areas.
- NRS11: Design and locate buildings, roads, parking and landscaping to conform with the natural terrain and retain natural features.



- NRS12: Implement measures in the State Erosion and Sediment Control Act.
- NRS13: Develop and protect nature preserves for significant ecosystems.
- NRS14: Develop a natural resource ordinance to preserve existing areas and develop management guidelines.
- NRS15: Encourage techniques to reduce storm water run-off and improve drainage as part of development activities.

## 5.4 -9 Historic Resources

### *Policies:*

- HRP1: Encourage the preservation and adaptive reuse of rural and historic structures to promote a sense of place related to the heritage and rural character of communities.
- HRP2: Maintain the atmosphere of historic areas while accommodating new residential development.
- HRP3: Establish new and enforce ordinances to protect historic areas.

### *Strategies:*

- HRS1: Continue the preservation of Historic and Architectural Districts, structures and sites.
- HRS2: Complete the County-wide Historic Resource Survey
- HRS3: Identify additional historically significant sites and institute “formal protection” through historic preservation designation.
- HRS4: Develop urban design criteria for historic preservation districts.
- HRS5: Develop and implement educational programs on the significance and protection of historic properties.
- HRS6: Identify historic sites that need protection.

## 5.4 -10 Facilities and Services

### *Policies:*

- FSP1: Encourage the identification and prioritization of community facility and service needs.
- FSP2: Promote the allocation of resources to meet the growing need of recreational facilities and services.
- FSP3: Address the impacts of new development on schools and other services.
- FSP4: Work closely with the school board in decisions for school sitings based on the Comprehensive Plan.
- FSP5: Provide well, designed and versatile recreational opportunities.
- FSP6: Increase the amount of park and recreational facilities throughout the county.
- FSP7: Ensure appropriate security and safety measures are available in all facilities.
- FSP8: Strengthen pedestrian linkages between residential areas and MARTA stops and stations.
- FSP9: Ensure the new developments provide an equitable share of the responsibility for the costs of new services and facilities.
- FSP10: Develop additional parks for active and passive recreational uses with a development plan for linkage.
- FSP11: Ensure that public facilities and services have the capacity to support new development.





**Strategies:**

- FSS1: Improve and increase the maintenance of existing park and recreational facilities.
- FSS2: Preserve existing facilities and develop additional facilities to meet the increasing demand.
- FSS3: Expand the hours of operation at libraries for public use.
- FSS4: Seek innovative funding sources to improve facilities and services in the county.
- FSS5: Aggressively recruit qualified candidates for employment.
- FSS6: Create and utilize tools that allow developers to share the costs of infrastructure improvements.
- FSS7: Develop a detailed security plan for public facilities to improve safety.
- FSS8: Attend meetings and develop a mutual relationship with the school board.
- FSS9: Continue to map storm water facilities and report the status of County efforts to the EPD.
- FSS10: Widen existing sidewalks and create new sidewalks in areas served by MARTA.
- FSS11: Create adopt and implementation of an Impact Fee ordinance.
- FSS12: Promote the intergovernmental coordination in the operation and expansion of community facilities and services.
- FSS13: Promote the use of underground utilities in new development projects.
- FSS14: Promote and maintain effective and professional public safety departments.

**5.4-11 Public Health**

**Policies:**

- PHP1: Investigate the availability of health care services to all county residents.
- PHP2: Develop innovative polices and programs to improve county health.
- PHP3: Develop regional strategies to solving public health problems.
- PHP4: Work to identify, raise awareness and advocate for public health.
- PHP5: Develop and sustain an effective and efficient public health workforce in the County.
- PHP6: Increase cultural awareness and sensitivity among county employees.
- PHP7: Develop and encourage healthy workplaces and school environments.
- PHP8: Increase physical activities and programs in schools.

**Strategies:**

- PHS1: Expand existing clinics to meet the growing population
- PHS2: Expand hours / flexible schedules for staff and the delivery of health programs.
- PHS3: Provide non-traditional health care settings for teens and seniors.
- PHS4: Create school-based clinics in collaboration with the DeKalb County School System
- PHS5: Provide mobile health units as an additional public health resource.
- PHS6: Improve handicapped access at health center facilities.
- PHS7: Improve security for facilities to ensure the safety of residents.
- PHS8: Provide translation services and train staff on cultural norms and potential issues.
- PHS9: Partner with other heath care providers to implement weight control and disease management strategies.
- PHS10: Provide healthy food options in public cafeterias.
- PHS11: Promote the use of stairs and encourage time for physical fitness.
- PHS12: Participate in partnerships with community and health groups.
- PHS13: Incorporate health and wellness into all senior programs and activities.
- PHS14: Increase case management services for special needs populations.
- PHS15: Maintain competitive salaries and training to attract and retain a skilled work force.
- PHS16: Translate brochures and other literature about public health into different languages.



## 5.4 -12 Transportation

### *Policies:*

- TP1: Maintain and enhance an efficient, safe and reliable transportation system.
- TP2: Reduce cut-through traffic in residential neighborhoods.
- TP3: Alleviate traffic congestion in the County.
- TP4: Improve and provide parking, ensuring compatibility with community character.
- TP5: Coordinate land use and transportation planning and implementation.
- TP6: Support sustainable developments that are bicycle and pedestrian oriented with connections between different uses.
- TP7: Minimize environmental impacts from building and using the transportation system.
- TP8: Improve mobility by reducing congestion, enhancing system reliability and increasing available transportation choices.
- TP9: Enhance connectivity among major activity centers and locations.
- TP10: Enhance the safety of the transportation system.
- TP11: Improve transportation planning through effective inter-governmental coordination.
- TP12: Ensure that pedestrian safety is a top priority.
- TP13: Improve the use and accessibility mass transit.
- TP14: Development permits for rezoning, special use permits, variances and land disturbance permits must accompany a proposed truck route plan (for construction vehicles, the delivery and hauling of construction materials and equipment).
- TP15: Utilize access management and other traffic calming measures to reduce traffic and increase safety.

### *Strategies:*

- TS1: Encourage the construction of sidewalks in new developments.
- TS2: Develop and implement a Parking Demand Management Study for unincorporated DeKalb.
- TS3: Continue to require developers to provide transportation improvements as needed for developments.
- TS4: Continue to strengthen regulations ensuring “complete streets”, the concept of planning, designing and constructing roadway facilities that accommodate pedestrian and bicycle modes.
- TS5: Work with GDOT to coordinate traffic signal timing along congested roadways to improve traffic flow.
- TS6: Allocate funding for road re-surfacing and drainage among other improvements.
- TS7: Develop park and ride lots where appropriate.
- TS8: Increase coordination within county departments, GRTA and the GDOT in roadway planning and other transportation project programming.
- TS9: Promote alternative forms of transportation such as transit, walking and cycling.
- TS10: Promote mixed use and other land use patterns that reduce automobile usage.
- TS11: Work with MARTA to extend service hours and service locations.
- TS12: Work with MARTA to increase ridership and to incorporate improvements at rail stations with pedestrian improvements in the county and surrounding community.
- TS13: Install crosswalks where pedestrian traffic is frequent.
- TS14: Adopt/Implement and consistently update the Comprehensive Transportation Plan and its projects.
- TS15: Identify areas such as right of ways and redevelopment areas to be used for trails and green space.
- TS16: Locate new developments and activities within easy walking distance of transportation facilities.



- TS17: Work with organizations such as PATH and PEDS for the coordination of bicycle and pedestrian connections and safe school route programs.
- TS18: Continue to coordinate with ARC, GRTA and MARTA to ensure that the existing and future transit routes and stops are planned for and incorporated into both the regional transportation network and future land use plan.
- TS19: Coordinate with the Atlanta Regional Freight Mobility Plan, Buford Highway Multi-modal Corridor Study, Clifton Corridor Transit Feasibility and Connectivity Study and the Regional Bicycle and Pedestrian Plan Update.
- TS20: Require that Right-of-Ways (ROW) be set aside for future road widening or upgrades for all major developments.
- TS21: Utilize the development of street “stub outs” to improve connectivity.
- TS22: Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT).

## 5.4 -13 Land Use

### ***Policies:***

- LUP1: Identify and encourage the development of priority areas for new infill or redevelopment.
- LUP2: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- LUP3: Reinforce and promote existing and the new development of mixed use activity centers that serve a regional market.
- LUP4: Allow increased density to encourage urban lifestyles that support mixed use in activity centers.
- LUP5: Provide alternative modes of transportation to reduce automobile dependency.
- LUP6: Ensure that new development and redevelopment is compatible with existing residential areas.
- LUP7: Decrease the amount of land used for surface parking.
- LUP8: Improve the aesthetic appearance of developments along major corridors.
- LUP9: Provide clear and consistent standards in determining rezoning requests and land use amendments.
- LUP10: Support context sensitive design as a way to mitigate the impact of areas in transition to higher densities and intensities.
- LUP11: Limit the construction of non-residential development to discourage sprawl.
- LUP12: Require mandatory meetings with developers and builders when proposed developments are located within activity centers.
- LUP13: Enforce the Land Development Chapter (14) of the County Code to improve development within the County.
- LUP14: Strictly regulate existing commercial uses not recognized by the Future Development Map and considered non-conforming by Zoning Chapter 27 of the County Code.
- LUP15: Provide standards of development for retail, office and neighborhood serving commercial uses to protect the appeal and character of neighborhoods. (*see Supplemental Policy Guidelines section 5.4-14.2*)



**Strategies:**

- LUS1: Locate developments in areas with direct access to existing infrastructure.
- LUS2: Ensure heavy vehicle access does not intrude on residential areas.
- LUS3: Encourage development within and near principal transportation corridors and activity centers.
- LUS4: Encourage the clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries which are convenient to population concentrations, and major transportation facilities.
- LUS5: Encourage Master-Planned developments in the County.
- LUS6: Encourage Transit Oriented Development (TOD) in appropriate locations.
- LUS7: Promote the reclamation of Brownfield and Grey field development sites.
- LUS8: Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options and provide an appropriate mix of uses and housing types.
- LUS9: Encourage the use of buffers by large scale office, commercial, industrial, institutional and high density residential development to reduce noise and air pollution in residential neighborhoods.
- LUS10: Use urban design standards to improve the aesthetic appearance of the county.
- LUS11: Utilize design guidelines such as site planning, landscaping, hardscaping and architectural features to exhibit and enhance local character.
- LUS12: Encourage a variety of home styles, densities and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
- LUS13: Create small area studies to address specific land uses issues where needed.
- LUS14: Establish inter-parcel connectivity in residential and commercial areas.
- LUS15: Promote the appropriate training and guidance for the Planning Commission and Board of Commissioners to ensure objective and consistent zoning standards are applied.
- LUS16: Implement GIS based planning efforts to improve visual awareness and planning analysis.
- LUS17: Illustrate complex concepts with photos, renderings and other imagery.
- LUS18: Encourage developers to work extensively with surrounding neighborhood residents to resolve community concerns prior to formalizing development plans.



## 5.4 -13.1 Land Use (*Character Area Policies and Strategies*)

### Conservation and Open Space Character Area

#### *Policies:*

- COCAP1: Preserve open space, natural and critical environmental areas throughout the County
- COCAP2: Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and other water sources.
- COCAP3: Inform and educate the public of the benefits of protecting environmental areas.
- COCAP4: Increase the amount, quality, connectivity and accessibility of greenspace.
- COCAP5: Create a network of safe and pleasant trails and greenways.

#### *Strategies:*

- COCAS1: Inventory the amount and quality of green spaces within the county.
- COCAS2: Identify key properties or corridors for use as parks and greenways.
- COCAS3: Partner with non governmental agencies such as foundations, land trusts and other entities to acquire and protect land.
- COCAS4: Execute innovative financing tools for conservation area preservation and greenspace space acquisition.
- COCAS5: Design, implement and enforce land use and zoning tools that preserve conservation lands green space and water resources.
- COCAS6: Promote conservation and greenspace areas as passive use and recreation destinations.
- COCAS7: Utilize environmental statutes to protect conservation and green space areas.
- COCAS8: Use development mechanisms such as transfers of development rights, and conservation easements among others to acquire conservation and greenspace lands.
- COCAS9: Involve diverse stakeholders as partners in the preservation of our valuable resources.
- COCAS10: Encourage the use of Best Management Practices, as a means of protection from the impacts of development.
- COCAS11: Coordinate environmental protection programs and statutes with the appropriate agencies.
- COCAS12: Limit land uses within and near established preservation areas to compatible activities.
- COCAS13: Adopt/Implement the Comprehensive Transportation Plan pedestrian greenway projects.
- COCAS14: Require that open space is set aside for all major developments.
- COCAS15: Interconnect existing trails and recreation areas wherever possible.
- COCAS16: Identify areas such as right of ways and redevelopment areas to be used for trails and greenspace.
- COCAS17: Promote the development of communities that feature greenspace and neighborhood parks.
- COCAS18: Provide way finding/markers and appropriate signage along trail routes.
- COCAS19: Provide a framework for community and voluntary groups to participate in green space acquisition and management.
- COCAS20: Construct safe and convenient pedestrian access on trails, walkways and parks in the urbanized areas.



## Rural Residential Character Area

### *Policies:*

- RRCAP1: Maintain the rural atmosphere while accommodating new residential development.
- RRCAP2: Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).
- RRCAP3: The non-residential development in these areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents.
- RRCAP4: In an effort to protect single family neighborhoods, non residential development is not guaranteed on each quadrant of an qualifying intersection.
- RRCAP5: In an effort to prevent sprawl, the non residential development shall be limited to 400 feet of the intersection of a major road.
- RRCAP6: Non residential development shall be limited to 15,000 square feet and the total square footage allowed at a given qualifying intersection shall be 50,000 square feet.
- RRCAP7: Density increases shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.

### *Strategies:*

- RRCAS1: Encourage compatible architecture styles that maintain the regional rural character.
- RRCAS2: Wherever possible, connect to a regional network of greenspace and trails for tourism and recreational purposes.
- RRCAS3: Design new developments with increased pedestrian orientation and access.
- RRCAS4: Design, implement and enforce land use and zoning tools that preserve the rural character.
- RRCAS5: Preserve natural areas (to retain rural character) by maintaining very low density residential development
- RRCAS6: Encourage rural clustering or conservation subdivision design that incorporate significant amounts of open space.
- RRCAS7: Encourage creative design solutions and financing for the purchase of open space and the transfer of development rights.
- RRCAS8: Encourage the preservation and adaptive reuse of rural and historic structures to promote a sense of place related to the heritage and rural character of communities.
- RRCAS9: Encourage the clustering of commercial development in rural areas to conserve the rural character of the community.
- RRCAS10: Use development mechanisms such as transfer of development rights, and conservation easements among others to acquire conservation and greenspace land.
- RRCAS11: Apply for National Register status where appropriate to protect historic structures and areas.
- RRCAS12: Encourage the use of Best Management Practices, as a means of protection from the impacts of development.
- RRCAS13: Limit land uses within and near established preservation areas to compatible activities.
- RRCAS14: Partner with non governmental agencies such as foundations, land trusts and other entities to acquire and protect land.
- RRCAS15: Execute innovative financing tools for conservation area preservation and greenspace space acquisition.
- RRCAS16: Promote conservation and greenspace areas as passive use and recreation destinations.
- RRCAS17: Utilize environmental statues to protect conservation and green space areas.
- RRCAS18: Direct development to areas served by existing infrastructure.
- RRCAS19: Encourage developers to work extensively with residents to resolve community concerns prior to formalizing development plans.



## Suburban Character Area

### *Policies:*

- SCAP1: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.
- SCAP2: Protect stable neighborhoods abutting Activity Centers from incompatible development that could alter established residential development patterns and density.
- SCAP3: Preserve and enhance the integrity and quality of existing residential neighborhoods.
- SCAP4: In appropriate locations encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses, improved pedestrian vehicular activity and increased pedestrian access to retail and other activities.
- SCAP5: Actively involve the public in the planning process.
- SCAP6: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents.
- SCAP7: Provide parking in commercial areas with improved vehicular access.
- SCAP8: Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).
- SCAP9: Density increases shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.
- SCAP10: Implement traffic calming measures to minimize traffic congestion and speeding in residential areas.
- SCAP11: Locate development and activities within easy walking distance of transportation facilities.

### *Strategies:*

- SCAS1: Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.
- SCAS2: In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.
- SCAS3: Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.
- SCAS4: Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians, and bicyclists for both tourism and recreational purposes.
- SCAS5: Promote strong connectivity and continuity between existing and new developments.
- SCAS6: Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.
- SCAS7: Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- SCAS8: Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.
- SCAS9: In planned residential developments, create small pedestrian oriented neighborhood commercial uses to reduce the travel time to obtain basic goods and services as well as automobile dependency.
- SCAS10: Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.
- SCAS11: Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.



- SCAS12: Encourage Master-Planned developments in the County that are self sustaining.
- SCAS13: Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity to other uses.
- SCAS14: Locate commercial uses in established suburban areas on roadways classified as collectors and higher to allow for a more vehicular orientation with drive-troughs and more parking in the front.
- SCAS15: Promote the protection single family neighborhoods by not guaranteeing non residential development on each quadrant of a qualifying intersection.
- SCAS16: Where appropriate, promote mixed use developments to reduce the travel time to obtain basic goods and services as well as automobile dependency.
- SCAS17: Create neighborhood focal points through the use of existing pockets parks and squares for community activities
- SCAS18: Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.
- SCAS19: Improve street character with consistent signage, lighting, landscaping and other design features.
- SCAS20: Encourage compatible architecture styles that maintain regional and neighborhood character.
- SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- SCAS22: Create a structure of lots, blocks, and streets that clearly define the public and private realm.
- SCAS24: Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.
- SCAS25: Provide an appropriate mix of housing styles and choices, allowing citizens of different economic levels to reside together.
- SCAS26: Encourage developers to work extensively with residents to resolve community concerns prior to formalizing development plans.

### **Traditional Neighborhood Character Area**

#### ***Policies:***

- TNCAP1: Preserve and enhance the integrity and quality of existing residential neighborhoods.
- TNCAP2: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.
- TNCAP3: Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.
- TNCAP4: Create neighborhood shopping that is pedestrian oriented and located at intersections of roadways.
- TNCAP5: The non-residential development in these areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents.
- TNCAP6: Promote the protection single family neighborhoods by not guaranteeing non residential development on each quadrant of a qualifying intersection.
- TNCAP7: Density increases shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.





**Strategies:**

- TNCAS1: Utilize vacant properties in the neighborhood as an opportunity for the infill development of compatible structures.
- TNCAS2: Provide an appropriate mix of housing to allow citizens of different economic levels to reside together.
- TNCAS3: Reinforce neighborhood stability by encouraging home ownership and the maintenance or upgrade of existing properties.
- TNCAS4: Design, implement and enforce land use and zoning tools to limit land uses within and near established traditional neighborhood areas to compatible activities.
- TNCAS5: Enforce existing residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.
- TNCAS6: In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.
- TNCAS7: Implement traffic calming and access management measures to minimize traffic congestion and speeding in residential areas.
- TNCAS8: Connect new streets and minimize or prohibit cul-de-sacs to disperse traffic, shorten walking/biking trips.
- TNCAS9: Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages walking, socialization biking and connectivity.
- TNCAS10: Locate schools and other public facilities within walking distances of the neighborhood center to promote bicycle and pedestrian activities.
- TNCAS11: Locate commercial structures near the street front, with parking to the side or rear of buildings, making neighborhoods more attractive and pedestrian friendly.
- TNCAS12: Create neighborhood focal points through the use of existing pocket parks and squares for community activities.
- TNCAS13: Encourage compatible architecture styles that maintain regional and neighborhood character.
- TNCAS14: Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.



## Neighborhood Center Character Area

### *Policies:*

- NCCAP1: Promote sense of place initiatives.
- NCCAP2: Preserve and enhance the integrity and quality of existing residential neighborhoods.
- NCCAP3: Foster retrofitting for conformity with traditional neighborhood principles.
- NCCAP4: Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
- NCCAP5: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- NCCAP6: Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
- NCCAP7: Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.
- NCCAP8: Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
- NCCAP9: Create small area plans and overlays for activity centers as a way to further refine the countywide nodal/activity center concept.

### *Strategies:*

- NCCAS1: Improve street character with consistent signage, lighting, landscaping and other design features
- NCCAS2: Create neighborhood focal points through the use of existing pocket parks and squares for community activities.
- NCCAS3: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- NCCAS4: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.
- NCCAS5: Clearly define road edges by locating buildings near the roadside with parking in the rear.
- NCCAS6: Create neighborhood activity centers at appropriate locations, as focal points, while providing a suitable location for appropriate retail establishments.
- NCCAS7: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- NCCAS8: Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design guidelines.
- NCCAS9: Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity.
- NCCAS10: Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels.
- NCCAS11: Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities.
- NCCAS12: Use design guidelines and regulations for aesthetic enhancements.
- NCCAS13: Create and implement zoning and land use tools to limit the expansion of incompatible uses.
- NCCAS14: Design new developments for increased pedestrian orientation and access.
- NCCAS15: Make streetscape improvements to enhance thoroughfares
- NCCAS16: Organize circulation patterns through traffic calming techniques and access management.



- NCCAS17: Design for each center should be pedestrian-oriented with walkable connections between different uses.
- NCCAS18: Create linkages to adjacent greenspace.
- NCCAS19: Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walk-ability.
- NCCAS20: Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT).
- NCCAS21: Each Neighborhood Center should include a medium- high density mix of retail, office, services, and employment to serve neighborhoods.

## **Town Center Character Area**

### ***Policies:***

- TCCAP1: Promote sense of place initiatives.
- TCCAP2: Preserve and enhance the integrity and quality of existing residential neighborhoods.
- TCCAP3: Foster retrofitting for conformity with traditional neighborhood principles.
- TCCAP4: Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
- TCCAP5: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- TCCAP6: Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
- TCCAP7: Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.
- TCCAP8: Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
- TCCAP9: Create small area plans and overlays for activity centers as a way to further refine the countywide nodal/activity center concept.

### ***Strategies:***

- TCCAS1: Improve street character with consistent signage, lighting, landscaping and other design features
- TCCAS2: Create focal points through the use of existing pocket parks and squares for community activities.
- TCCAS3: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- TCCAS4: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.
- TCCAS5: Clearly define road edges by locating buildings near the roadside with parking in the rear.
- TCCAS6: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- TCCAS7: Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design guidelines.
- TCCAS8: Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity
- TCCAS9: Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels.



- TCCAS10: Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities.
- TCCAS11: Use design guidelines and regulations for aesthetic enhancements.
- TCCAS12: Create and implement zoning and land use tools to limit the expansion of incompatible uses.
- TCCAS13: Design new developments for increased pedestrian orientation and access.
- TCCAS14: Make streetscape improvements to enhance thoroughfares
- TCCAS15: Organize circulation patterns through traffic calming techniques and access management.
- TCCAS16: Design for each center should be pedestrian-oriented with walkable connections between different uses.
- TCCAS17: Create linkages to adjacent greenspace.
- TCCAS18: Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walk-ability.
- TCCAS19: Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT).
- TCCAS20: Each Town Center should include a high-density mix of retail, office, services, and employment to serve several neighborhoods.



## Regional Center Character Area

### *Policies:*

- RCCAP1: Promote sense of place initiatives.
- RCCAP2: Preserve and enhance the integrity and quality of existing residential neighborhoods.
- RCCAP3: Foster retrofitting for conformity with traditional neighborhood principles.
- RCCAP4: Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
- RCCAP5: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- RCCAP6: Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
- RCCAP7: Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.
- RCCAP8: Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
- RCCAP9: Create small area plans and overlays for activity centers as a way to further refine the countywide nodal/activity center concept.

### *Strategies:*

- RCCAS1: Improve street character with consistent signage, lighting, landscaping and other design features
- RCCAS2: Create focal points through the use of existing pocket parks and squares for community activities.
- RCCAS3: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- RCCAS4: Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.
- RCCAS5: Clearly define road edges by locating buildings near the roadside with parking in the rear.
- RCCAS6: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.
- RCCAS7: Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design guidelines.
- RCCAS8: Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity
- RCCAS9: Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels.
- RCCAS10: Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities.
- RCCAS11: Use design guidelines and regulations for aesthetic enhancements.
- RCCAS12: Create and implement zoning and land use tools to limit the expansion of incompatible uses.
- RCCAS13: Design new developments for increased pedestrian orientation and access.
- RCCAS14: Make streetscape improvements to enhance thoroughfares.
- RCCAS15: Organize circulation patterns through traffic calming techniques and access management.
- RCCAS16: Design for each center should be pedestrian-oriented with walkable connections between different uses.
- RCCAS17: Create linkages to adjacent greenspace.



- RCCAS18: Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walk-ability.
- RCCAS19: Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT).
- RCCAS20: Each Regional Center should include a very high-density mix of retail, office, services, and employment to serve several neighborhoods.

## **Office Park Character Area**

### ***Policies:***

- OPCAP1: Implement techniques to reduce stormwater run-off and improve drainage.
- OPCAP2: Promote the protection of adjacent structures and businesses from visual impacts.
- OPCAP3: Provide transportation alternatives to reduce automobile dependency.
- OPCAP4: Locate developments in areas with direct access to existing infrastructure.
- OPCAP5: Provide mixed use developed that includes a variety of home densities and price ranges in locations that are accessible to jobs and services.
- OPCAP6: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.

### ***Strategies:***

- OPCAS1: Implement and enforce standards for impervious surfaces.
- OPCAS2: Utilize Best Management Practices (BMP's) to reduce development impacts.
- OPCAS3: Utilize and enforce environmental ordinances.
- OPCAS4: Use landscaping and other buffers to separate developments from surrounding uses.
- OPCAS5: Create and implement performance and aesthetic standards to protect adjacent properties.
- OPCAS6: Create and implement driveway controls and access management standards.
- OPCAS7: Promote ridesharing and telecommuting activities
- OPCAS8: Connect developments with nearby greenspace and bicycle and pedestrian facilities.
- OPCAS9: Promote transit oriented development in the areas.
- OPCAS10: Provide safe and accessible areas for bicycle parking
- OPCAS11: Provide incentives to encourage transit compatible development.
- OPCAS12: Accommodate and encourage the development of multi-modal transportation centers, where appropriate.
- OPCAS13: Initiate recruiting efforts to attract desired businesses and employers.
- OPCAS14: Designate specific areas through the use of zoning and other land use tools for developments of this type.
- OPCAS15: Promote the location of accessory commercial uses to support worker activity.
- OPCAS16: Promote residential development with higher density housing options adjacent to employment centers, targeted to a broad range of income levels.
- OPCAP17: Promote the interconnectivity of office parks with adjacent residential and commercial areas



## **Institutional Character Area**

### ***Policies:***

- INSCAP1: Ensure that institutional land is compatible with adjacent uses.
- INSCAP2: Protect adjacent structures from visual impacts.
- INSCAP3: Provide transportation alternatives to reduce automobile dependency.
- INSCAP4: Locate developments in areas with direct access to existing infrastructure.
- INSCAP5: Provide opportunities for the development of institutional uses within the County.

### ***Strategies:***

- INSCAS1: Use landscaping and other buffering to separate developments from surrounding uses.
- INSCAS2: Create and implement performance and aesthetic standards to protect adjacent properties.
- INSCAS3: Create and implement driveway controls and access management standards.
- INSCAS4: Promote the location of accessory commercial uses to support worker activity.
- INSCAS5: Provide direct connections to nearby networks of greenspace or trails, available to pedestrians, and bicyclists.
- INSCAS6: Organize circulation patterns through traffic calming techniques and access management.
- INSCAS7: Locate development and activities within easy walking distance of transportation facilities.
- INSCAS8: Create and implement zoning and land use tools to limit the expansion of incompatible uses.

## **Light Industrial Character Area**

### ***Policies:***

- LICAP1: Provide appropriate infrastructure support for industrial development in designated industrial areas.
- LICAP2: Protect surrounding areas from the negative impacts of noise and light pollutants.
- LICAP3: Develop or retrofit appropriate facilities and infrastructure as part of a planned industrial park.
- LICAP4: Prohibit the encroachment of industrial uses into established residential areas.
- LICAP5: Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.
- LICAP6: Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses.
- LICAP7: Minimize the re-zoning of light industrial properties to residential uses.

### ***Strategies:***

- LICAS1: Encourage the use of buffering to reduce the noise and light pollution in residential areas.
- LICAS2: Designate specific areas through the use of zoning and other land use tools for developments of this type.
- LICAS3: Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.
- LICAS4: Locate industrial centers in areas with good access to highway areas.
- LICAS5: Promote heavy vehicle access roads in compatible areas.
- LICAS6: Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- LICAS7: Create and implement zoning and development regulations for industrial uses.
- LICAS8: Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.



- LICAS9: Provide access controls and management standards.
- LICAS10: Create performance standards for visual and environmental impacts.
- LICAS11: Incorporate aesthetic guidelines to enhance quality of development.

## **Industrial Character Area**

### ***Policies:***

- ICAP1: Provide appropriate infrastructure support for industrial development in designated industrial areas
- ICAP2: Ensure heavy vehicle access does not intrude on residential areas.
- ICAP3: Protect surrounding areas from the negative impacts of noise and air pollutants
- ICAP4: Develop or retrofit appropriate facilities and infrastructure as part of a planned industrial park.
- ICAP5: Prohibit the encroachment of industrial uses into established residential areas.
- ICAP6: Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.
- ICAP7: Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses.
- ICAP8: Minimize the re-zoning of industrial properties to residential uses.

### ***Strategies:***

- ICAP1: Designate specific areas through the use of zoning and other land use tools for developments of this type.
- ICAP2: Locate industrial centers in areas with good access to highway areas.
- ICAP3: Promote heavy vehicle access roads in compatible areas.
- ICAP4: Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- ICAP5: Create and implements zoning and development regulations for industrial uses.
- ICAP6: Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.
- ICAP7: Provide access controls and management standards.
- ICAP8: Create performance standards for visual and environmental impacts.
- ICAP9: Incorporate signage and lighting guidelines to enhance quality of development.

## **Scenic Corridor Character Area**

### ***Policies:***

- SCCAP1: Maintain the natural and environmental features along and near corridors.
- SCCAP2: Protect scenic views and historic features.
- SCCAP3: Ensure that development is consistent with the surrounding area.
- SCCAS4: Design, implement and enforce land use and zoning tools that preserve the character of the community.





**Strategies:**

- SCCAS1: Partner with non governmental agencies such as foundations, land trusts and other entities to acquire and protect land.
- SCCAS2: Execute innovative financing tools for preservation and land acquisition.
- SCCAS3: Coordinate environmental protection programs and statues with the appropriate governmental agencies.
- SCCAS4: Create and implement zoning and development regulations.
- SCCAS5: Limit land uses within and near established preservation areas to compatible activities.
- SCCAS6: Establish guidelines for development to protect characteristics deemed to have scenic or historic value.
- SCCAS7: Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.

**Commercial Redevelopment Corridor Character Area**

**Policies:**

- CRCCAP1: Provide safe and attractive facilities for bicyclists and pedestrians.
- CRCCAP2: Provide transportation alternatives to reduce automobile dependency.
- CRCCAP3: Redevelop older strip commercial centers in to viable mixed-use developments along the corridor.
- CRCCAP4: Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.
- CRCCAP5: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- CRCCAP6: Cluster high density development at nodes & along major corridors outside of established residential areas.
- CRCCAP7: Enhance the visual appearance of commercial structures in a state of disinvestment, underdevelopment and decline.

**Strategies:**

- CRCCAS1: Use landscaping and other buffers to protect pedestrians from heavy traffic.
- CRCCAS2: Create and implement performance and aesthetic standards to improve visual appearance.
- CRCCAS3: Implement signage and billboard controls.
- CRCCAS4: Require parking to the side or rear of buildings.
- CRCCAS5: Promote parcel interconnectivity.
- CRCCAS6: Promote transit oriented development.
- CRCCAS7: Provide safe and accessible areas for bicycle parking.
- CRCCAS8: Provide incentives to encourage transit compatible development.
- CRCCAS9: Accommodate and encourage the development of multi-modal transportation centers, where appropriate.
- CRCCAS10: Create and implement driveway controls and access management standards.
- CRCCAS11: Establish tree preservation and landscaping standards.
- CRCCAS12: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.
- CRCCAS13: In appropriate locations, build new commercial structures closer to street on existing under utilized parking lots creating internal smaller or decked parking.
- CRCCAS14: Upgrade the appearance of existing older, commercial buildings with façade improvements and architectural elements.



- CRCCAS15: Reinforce stability by encouraging the maintenance of or upgrade of existing properties.
- CRCCAS16: Focus on strategic public investment to improve conditions, appropriate infill development on scattered vacant sites.

### **Highway Corridor Character Area**

#### ***Policies:***

- HCCAP1: As corridors move away from nodal centers, focus on vehicular safety, traffic flow and corridor appearance.
- HCCAP2: Maintain a natural vegetation buffer along corridors where appropriate.
- HCCAP3: Provide transportation alternatives to reduce automobile dependency.
- HCCAP4: Locate higher-intensity/density developments along corridors while protecting established residential neighborhoods from encroachment and maintaining traffic flow.
- HCCAP5: Enhance the visual appearance of commercial structures in a state of disinvestment, underdevelopment and decline.

#### ***Strategies:***

- HCCAS1: Implement signage and billboard controls to improve the visual appearance of corridors
- HCCAS2: Promote parcel interconnectivity for improved accessibility between uses.
- HCCAS3: Promote transit oriented development in appropriate areas.
- HCCAS4: Provide incentives to encourage transit compatible development.
- HCCAS5: Cluster high density development along major corridors.
- HCCAS6: Create and implement driveway controls and access management standards.
- HCCAS7: Establish tree preservation and landscaping standards to enhance corridor appearance.
- HCCAS8: Upgrade the appearance of existing older, commercial buildings with façade improvements and architectural elements.



## 5.4-14 Supplemental Policy Guidelines

### 5.4-14.1 Workforce Housing Density Bonus

The following conditions shall apply to qualify for all of the affordable housing density and / or FAR bonuses.

1. In projects using the Workforce Housing Density Bonus, at least 20% of the total dwelling units (rounded up) must be reserved for households between 61% to 105% of median income for the Atlanta metropolitan area.
2. The reserved units must be of compatible quality and appearance to the other units in the development. In large developments, every effort shall be made to mix the designated workforce housing units among the remaining units to avoid economic segregation.
3. When supplying rental housing, the applicant must, through a restrictive covenant, deed restriction, bylaws of the subdivision association, mortgage or property deed clause, or other method acceptable to the County, satisfactorily guarantee that designated affordable rental housing units, permitted under this density bonus, remain reserved for eligible households for a period of at least 12 years, or for some other time period as determined by the County.
4. All reserved dwelling units which are intended for home ownership shall be sold only to qualified workforce wage (moderate income) buyers. No further restrictions shall apply to the future sale of such homes unless required by the provisions of associated subsidized financing programs.
5. Proof of such guarantees must be submitted and /or recorded for all units (both rental and home ownership) prior to the permitting of any additional units in excess of that permitted by the underlying land use category.
6. Definitions of qualifying households (moderate income households) shall be determined by the U.S. Department of Housing and Urban Development and shall be adjusted annually or as appropriate.
7. Notwithstanding the requirements of the Workforce Housing Density Bonus above, all projects utilizing the workforce housing bonus must be programmed to be served by both public water and public sewer prior to the issuance of a Certificate of Occupancy on the project.
8. Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatible densities need not be interpreted as “comparable” or “the same as” surrounding developments, if adequate provisions for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, coordinated architectural devices and graduated height
9. Nothing in this section shall be construed as guaranteeing the achievement of the density increase or any portion thereof, as provided for in this section.



### ***5.4-14.2 Development Standards for Neighborhood Commercial Uses***

The following standards which will apply to all retail, office and other neighborhood serving commercial uses are:

1. To provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Development Map;
2. To establish a maximum square footage for each proposed neighborhood serving commercial activity intersection to ensure that the scale of neighborhood and general types of commercial uses, is generally consistent with surrounding residential character; and
3. To establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate ingress/egress can be provided.

The location of neighborhood serving commercial uses shall be limited to appropriate intersections as defined, so as to facilitate the determination of areas within which neighborhood serving commercial uses may, and may not, be expected to develop in the future, and to maintain the vehicular capacity of public roads by discouraging linear (“strip”) neighborhood serving commercial development and the multiple access points which accompany such linear neighborhood serving commercial development. Neighborhood Commercial uses shall be:

- Located within 400 feet of the intersection of a collector road and higher;
- A maximum square footage of 15,000 square feet for the proposed use; and
- Limited to 50,000 cumulative square feet at the intersection including quadrants.
- Require new commercial developments to locate adjacent to existing structures to create contiguous commercial districts and to avoid leap frog type development.

Initially these areas should remain relatively small in size, traffic generation, and serve the needs of the immediate residential community by decreasing the driving distance for local demand. In the future, these centers may be considered as “emerging” neighborhood activity centers. The appropriate land use amendment shall be initiated to accommodate such growth.



## 6.0 Implementation Conversion Table (2007)

During the interim period, prior to the adoption of the revised Zoning Code, the Implementation Policies of the Community Agenda shall serve as a “guide” to be used by residents, staff, developers, contractors, and elected officials in making zoning decisions.

As a result, the Implementation Conversion Table shall serve as a “guide” to be used by County residents, staff, developers, contractors, and elected officials in making land use and zoning decisions. The table is also supported by information provided in accompanying tables, which provide Land Use Designations, Zoning Classifications and the Land Use Terms and Definitions.

The basic premise of the tables are to illustrate which zoning districts from the existing code and the existing *DeKalb County Comprehensive Plan (1996)* is consistent with each of the new future land use designations of the *DeKalb County Comprehensive Plan (2025)*. Based on the tables, only zoning districts indicated with an (X) are permitted in the new Future Land Use designations. If there is no (X) indicated, the petitioner will have to initiate a plan amendment or change to a different Future Land Use designation that accommodates the proposed zoning district. **There is NO guarantee that the request will be approved.** Although some zoning districts may be consistent with the density of the Future Development Plan, the zoning classification may not be encouraged or supported when they contradict the spirit and intent of the Future Development Plan.

The following is a list of questions and answers that relate to land use amendments and re-zonings under the 2025 Comprehensive Plan:

**When can I apply for a land use amendment or zoning change?** - Future Land Use Map Amendments and Zoning Change applications will be accepted based on the Board of Commissioner (BOC) adopted Future Land Use/Zoning Calendar. The calendar indicates deadlines and specific months for each land use, zoning, and special land use applications.

**What are the requirements for a zoning change?** - In December 2006, the Planning and Development Department established a new checklist for future land use amendment and zoning change application submittals. The new process requires a pre-submittal meeting with staff, meeting with community groups, and a site plan. For more specific information, please pick up the Land Use Plan Amendment Application Checklist or Rezoning Application Checklist. \*Note that the posting of the subject property will occur prior to the Community Council Meeting.

**How will zoning decisions be made?** - The staff will evaluate each application based on the adopted Community Agenda, specific policies within each Future Development Plan designation, bulk standards of the existing zoning district (Chapter 27 of County Code), compatibility with surrounding land uses, and impacts on public facilities. A staff recommendation will be made to the Planning Commission. The Planning Commission will make a recommendation which will be combined with staff recommendation to the BOC. The BOC will make the final decision. The same public notice requirements apply.

**Are there are guidelines used by staff in making recommendations?** - The Community Agenda is based on Nodes and Activity Centers. The guiding principle for future development is to concentrate higher intensities and densities in the activity centers identified on the Future Development Plan. Sensitivity along the periphery of a proposed development is encouraged as new development should “transition” to the existing adjacent neighborhoods.



**Implementation Conversion Table**  
**Non-Residential**

Old 1996 Plan (Land Use Designations)	Zoning Classifications										New 2025 Plan (Land Use Designations)
	NS	C-1	O-I	C-2	OIT	OCR	OD	M	M-2	PCD*	
Agriculture (AGR)	x										Rural Residential (RR) 0-4 du/ac (10,890)
Low Intensity Commercial (LIC)	x	x	x								Suburban (SUB) 0-8 du/ac (5,445)
Low Intensity Commercial (LIC)	x	x	x								Traditional Neighborhood (TN) up to 12 du/ac (3,630)
Low Intensity Commercial (LIC)	x	x	x		x	x				x	Neighborhood Center (NC) up to 24 du/ac (2,420)
High Intensity Commercial (HIC)		x	x	x	x	x				x	Town Center (TC) up to 60 du/ac (1,452)
Office Mixed Use (OMX)		x	x	x	x	x				x	Regional Center (RC) up to 120 + du/ac (363)
Transportation Communication Utilities (TCU)											TCU (Allowed in all zoning districts)
Institutional (INS)			x		x						Institutional (INS) (Allowed in all zoning districts)
Office Professional (OP)	x	x	x	x	x	x	x			x	Office Park (OP) 18-30 du/ac
Public Private Parks and Open Space (POS)											Conservation and Open Space (COS) (Allowed in all zoning districts)
Low Intensity Commercial (LIC)	x	x	x	x	x	x	x	x	x	x	Scenic Corridor (SC) (Allowed in all zoning districts)
Industrial (IND)		x	x	x		x	x	x	x		Light Industrial and Industrial (IND) & (LIND)
Low Intensity Commercial (LIC)		x	x	x	x	x	x			x	Commercial Redevelopment Corridor (CRC) 0-18 du/ac
High Intensity Commercial (HIC)		x	x	x	x		x	x	x	x	Highway Corridor (HC) 18 to 30 du/ac

\*PCD - This category consist of PCD -1, PCD -2 and PCD -3

The specific category allowed is based on Community Agenda policies, compatibility with adjacent land use, and locational criteria.

\*INS - Smaller institutional types (<15du/acre) allowed as special exception in all other districts.



**Implementation Conversion Table**  
**Residential**

Old 1996 Plan Min Lot Area/Width	Zoning Classifications											New 2025 Plan
	NS	R-200 1 acre/200	R-150 1 acre/150	R-30,000 85/30,000	R-20,000 85/20,000	R-100 100/15,000	R-85 85/12,000	R-75 75/10,000	R-60 60/8,000	TND	NCD	
Agriculture (AGR)	X	X								N/A	N/A	Rural Residential (RR) 0-4 du/ac (10,890)
Low Density Residential (LDR) 0-4 du/ac	X	X	X	X	X	X	X	X		N/A	N/A	Rural Residential (RR) 0-4 du/ac (10,890)
Low Medium Density Residential (LMR) up to 8 du/ac	X	X	X	X	X	X	X	X	X	N/A	N/A	Suburban (SUB) 0-8 du/ac (5,445)
Medium Density Residential (MDR) up to 12 du/ac	X	X	X	X	X	X	X	X	X	N/A	N/A	Traditional Neighborhood (TN) up to 12 du/ac (3,630)
Medium High Density Residential (MHR) 18 du/ac	X									N/A	N/A	Neighborhood Center (NC) up to 24 du/ac (2,420)
High Density Residential (HDR) 30 du/ac										N/A	N/A	Town Center (TC) up to 60 du/ac (1,452)
Very High Density Residential (VHR) 35+ du/ac										N/A	N/A	Regional Center (RC) up to 120 + du/ac (363)
Transportation Communication Utilities (TCU)										N/A	N/A	TCU (Allowed in all zoning districts)
Institutional (INS)										N/A	N/A	Institutional (INS) (Allowed in all zoning districts)
Office Professional (OPR)										N/A	N/A	Office Park (OP) 18-30 du/ac
Public Private Parks and Open Space (POS)										N/A	N/A	Conservation and Open Space (COS) (Allowed in all zoning districts)
Low Density Residential (LDR) 0-4 du/ac	X	X	X	X	X	X	X	X	X	N/A	N/A	Scenic Corridor (SC) (Allowed in all zoning districts)
Low Intensity Commercial (LIC)		X	X	X	X	X	X	X	X	N/A	N/A	Commercial Redevelopment Corridor (CRC) 0-18 du/ac
High Intensity Commercial (HIC)										N/A	N/A	Highway Corridor (HC) up to 30 du/ac

\* 25% Bonus for Workforce Housing

\* Densities are gross units per acre. Developers will have to make accommodations for roadways, drainage, sidewalks, utilities, etc

\*The 2025 Comprehensive Plan recognizes "existing" parcels zoned TND, RCH, and RCD as consistent. Development may take place on or modifications may be done to such properties, consistent with the codified regulations. However, future rezoning to these districts is prohibited.



**Implementation Conversion Table**

**Residential**

Old 1996 Plan Min Lot Area/Width	Zoning Classifications												New 2025 Plan
	R-A5 6,000SF	R-50 6,000SF	RA-8 6,000SF	R-DT	MHP	RM-150 6du/ac	RM-100 12du/ac	RCH/ RCD	RM-85 14du/ac	RM-75 18du/ac	RMHD 30du/ac	PCD*	
Agriculture (AGR)					N/A			N/A					Rural Residential (RR) 0-4 du/ac (10,890)
Low Density Residential (LDR) 0-4 du/ac					N/A			N/A					Rural Residential (RR) 0-4 du/ac (10,890)
Low Medium Density Residential (LMR) up to 8 du/ac	X	X	X	X	N/A	X		N/A					Suburban (SUB) 0-8 du/ac (5,445)
Medium Density Residential (MDR) up to 12 du/ac	X	X	X	X	N/A	X	X	N/A				X	Traditional Neighborhood (TN) up to 12 du/ac (3,630)
Medium High Density Residential (MHR) 18 du/ac					N/A		X	N/A	X	X		X	Neighborhood Center (NC) up to 24 du/ac (2,420)
High Density Residential (HDR) 30 du/ac					N/A		X	N/A	X	X	X	X	Town Center (TC) up to 60 du/ac (1,452)
Very High Density Residential (VHR) 35+ du/ac					N/A		X	N/A	X	X	X	X	Regional Center (RC) up to 120 + du/ac (363)
Transportation Communication Utilities (TCU)					N/A			N/A					TCU (Allowed in all zoning districts)
Institutional (INS)					N/A			N/A					Institutional (INS) (Allowed in all zoning districts)
Office Professional (OPR)					N/A			N/A			X	X	Office Park (OP) 18-30 du/ac
Public Private Parks and Open Space (POS)					N/A			N/A					Conservation and Open Space (COS) (Allowed in all zoning districts)
Low Density Residential (LDR) 0-4 du/ac	X	X	X	X	N/A	X	X	N/A	X	X	X	X	Scenic Corridor (SC) Allowed in all designations
Low Intensity Commercial (LIC)	X	X	X	X	N/A	X	X	N/A	X	X		X	Commercial Redevelopment Corridor (CRC) 0-18 du/ac
High Intensity Commercial (HIC)					N/A			N/A			X	X	Highway Corridor (HC) up to 30 du/ac

\*PCD - This category consists of PC-1 PC-2 and/or PC-3

\* 25% Bonus for Workforce Housing

\* Densities are gross units per acre. Developers will have to make accommodations for roadways, drainage, sidewalks, utilities, etc

\*The 2025 Comprehensive Plan recognizes "existing" parcels zoned TND, RCH, and RCD as consistent. Development may take place on or modifications may be done to such properties, consistent with the codified regulations. However, future rezoning to these districts is prohibited.





## 7. Land Use Designations and Zoning Classifications

Old 1996 Plan (Land Use/Zoning)	New 2025 Plan (Character Area/Zoning)
<b>Low Density Residential (LDR)</b> R-200; R-150; R-100; R-85; R-75; R30,000; R20,000; R-60; TND and NCD	<b>Rural Residential (RR)</b> NS; R-200; R-150; R-100; R-85; R-75; R30,000 R20,000 and; NCD
<b>Low-Medium Density Residential (LMR)</b> R-A5; RA-8; R-DT; R-60; R50; RM-150; MHP and all districts permitted in LDR	<b>Suburban (SUB)</b> NS; C-1; O-I; R-200; R-150;R-30,000, R-20,000, R-100; R-85; R-75; R-60; R-A5; R-50;R-A8; R-DT; and RM-150
<b>Medium Density Residential (MDR)</b> RM-100 and all districts permitted in LDR and LMR categories	<b>Traditional Neighborhood (TN)</b> NS; C-1; O-I; R-200; R-150;R-30,000, R-20,000, R-100; R-85; R-75; R-60; R-A5; R-50;R-A8; R-DT; RM-150; RM-100 and PCD
<b>Medium-High Density Residential (MHR)</b> RM-75; RM-85 and all districts permitted in LDR; LMR and MDR	<b>Neighborhood Center ( NC)</b> NS, C-1; O-I; O-I-T; OCR; RM-100; RM-85;RM-75 and PCD
<b>High Density Residential (HDR)</b> RM-HD and high rises in O-I and all districts permit- ted in LDR; LMR; MDR and MHR	<b>Town Center (TC)</b> C-1; O-I; C-2; O-I-T; OCR; RM-100; RM-85; RM- 75; RMHD; and PCD
<b>Very High Density Residential (VHR)</b> High rises in O-I and all districts permitted in LDR; LMR; MDR; MHR and HDR	<b>Regional Center (RC)</b> C-1; O-I; C-2; O-I-T; OCR; RM-100; RM-85; RM- 75; RMHD; and PCD
<b>Low Intensity Commercial (LIC)</b> NS; C-1; C-2; O-I and O-I-T, where buildings do not exceed two stories	<b>Neighborhood Center (NC)</b> NS, C-1; O-I; O-I-T; OCR; RM-100; RM-85;RM-75 and PCD
<b>High Intensity Commercial (HIC)</b> NS; C-1; C-2; O-I and O-I-T	<b>Town Center (TC)</b> C-1; O-I; C-2; O-I-T; OCR; RM-100; RM-85; RM- 75; RMHD; and PCD
<b>Office/Professional (OPR)</b> O-I; OCR; and office professional uses permitted in RM-HD; O-D; C-1; C-2 and O-I-T	<b>Office Park (OP)</b> NS; C-1; O-I; C-2; OIT; OCR; OD; PCD; and RM- HD
<b>Office/Mixed-Use (OMX)</b> O-I; O-D; OCR and OIT	<b>Regional Center (RC)</b> C-1; O-I; C-2; O-I-T; OCR; RM-100; RM-85; RM- 75; RMHD; and PCD
<b>Industrial (IND)</b> M; M-2; OD and industrial uses permitted in C-2	<b>Industrial and Light Industrial (IND &amp; LIND)</b> C-1;C-2; OCR; OD; M; and M-2
<b>Transportation/Communications/Utilities (TCU)</b> M; M-2 and uses permitted by special exception and special land use permits	<b>All Land Use Designations</b> All Zoning Classifications
<b>Institutional (INS)</b> O-I; O-I-T and uses permitted by special exception and special land use permits	<b>Institutional (INS)</b> O-I; O-I-T and all residential classifications
<b>Agriculture (AGR)</b> R-200	<b>Rural Residential (RR)</b> NS;R-200; R-150; R-100; R-85; R-75; R30,000 R20,000 and; NCD



<b>Old 1996 Plan (Land Use/Zoning)</b>	<b>New 2025 Plan (Character Area/Zoning)</b>
<b>Vacant and Undeveloped (VAC)</b> All districts	N/A
<b>High Intensity Commercial (HIC)</b> NS; C-1; C-2; O-I and O-I-T	<b>Commercial Redevelopment Corridor (CRC)</b> C-1; O-I; C-2; OIT; OCR; OD; R-200; R-150; R-30,000; R-20,000; R-100; R-85; R-75; R-60; R- A5; R50; R-A8; R-DT; RM-150; RM-100; RM-85; RM-75; and PCD
<b>Low Density Residential (LDR)</b> R-200; R-150; R-100; R-85; R-75; R30,000; R20,000; R-60; TND and NCD	<b>Scenic Corridor (SC)</b> All Zoning Classifications
<b>High Intensity Commercial (HIC)</b> NS; C-1; C-2; O-I and O-I-T	<b>Highway Corridor (HC)</b> C-1; O-I; C-2; OIT; OD; M; M-2; RMHD; and PCD
<b>Public and Private Parks and Open Space (POS)</b> R-200	<b>Conservation and Open Space (COS)</b> All Zoning Classifications



## ***8. Overlays and Historic Districts***

The Overlay District is a planning tool used to supplement current zoning classifications. Overlay districts have their own standards and criteria that must be followed in addition to the existing zoning requirements.

There are several development and architectural controls, that assist in the regulation of overlay districts. These include: Floor Area Ratio (FAR), setbacks, including minimum and maximum building setbacks, entry doors to face directly onto the street, walkways from public sidewalk to entry doors required, height limitations, parking and loading regulations, shared parking, signage, etc.

The Overlay Districts in DeKalb County are as follows:

Residential Infill Overlays - These contain specific maximum height and related regulations intended to ensure that new and remodeled single family dwellings related accessory uses and structures are compatible with height, size and level of forestation of the existing dwellings and lots. These districts include:

1. Meadow Cliff
2. Diamond Head
3. Leafmore Creek Park Hills
4. The Ponderosa II
5. Sagamore Hills
6. Riderwood
7. Oakgrove Acres
8. Fair Oaks
9. Fama Pine
10. Lively Trail

Urban Design Overlay Districts - These are designed for low density, single use areas to encourage mixed-use or higher density development. These districts include:

1. Dunwoody Village
2. Chandler Road
3. Stonecrest

Historic Overlay Districts— These are designed to protect historic areas within the county. These districts include:

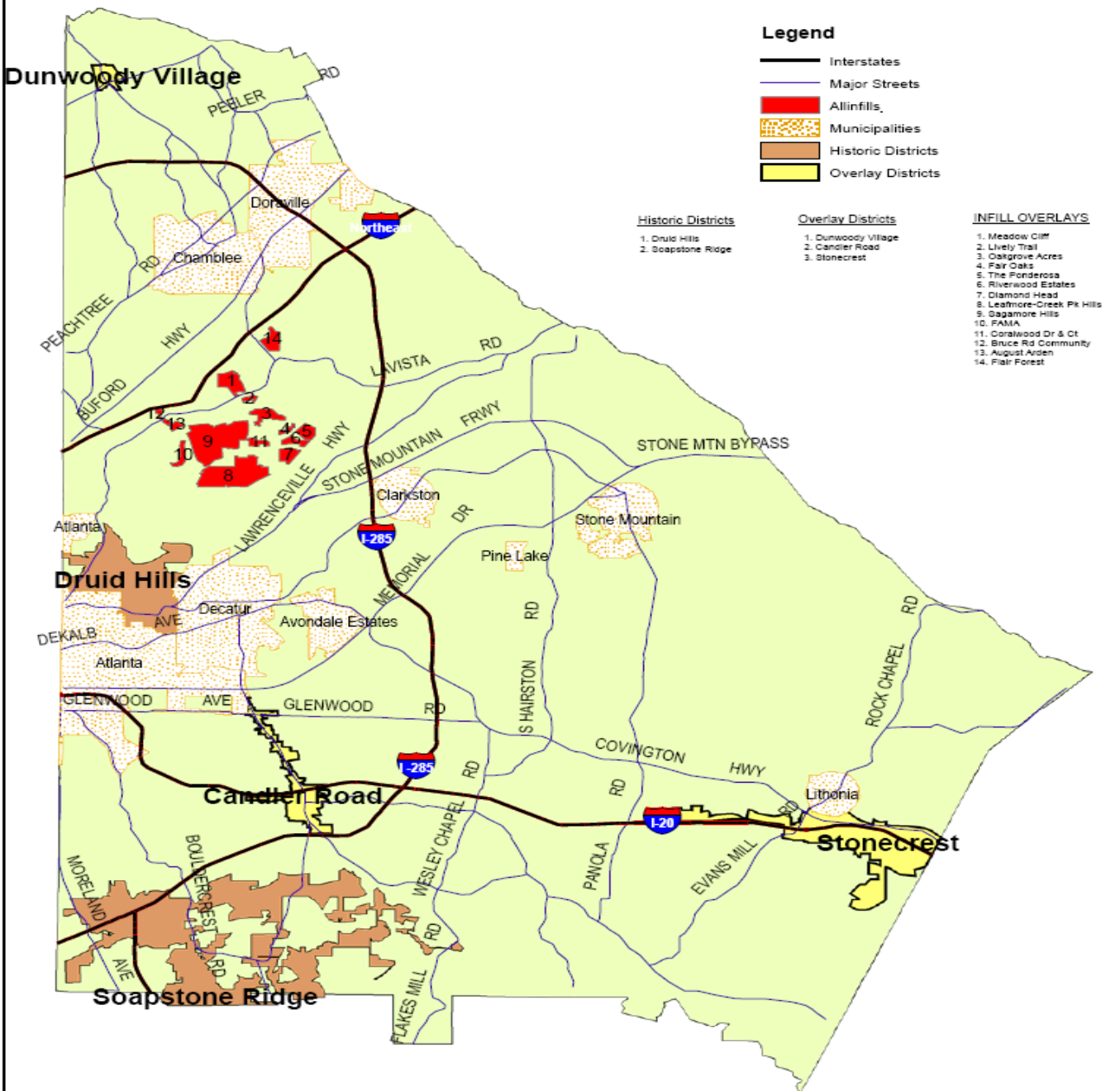
1. Druid Hills
2. Soapstone Ridge

Preservation and other Overlays—These are designed for the preservation natural and environmentally sensitive areas as well as areas within the boundaries of airfields. These districts include:

1. Environmentally Sensitive Land
2. Arabia Mountain Natural Resource Protection Overlay
3. Airport Compatible Use



# DeKalb County, GA Overlay and Historic Districts





## 9. Supplemental Plans

The purpose of this section is to reference all supplemental plans that focus on special areas, situations, or issues of importance to DeKalb County. These plans include and are not limited to redevelopment plans, neighborhood plans, corridor plans, or plans for conservation management. In efforts to keep the executive summary concise the supplemental plans have not been included. For more information please review the Community Agenda portion of the Comprehensive Plan.

**Table 9-1: Summary of DeKalb County Supplemental Plans**

<b>Project Name</b>	<b>Location / Planning Area</b>	<b>Plan Type</b>	<b>Status as of May 2007</b>
Kensington Station LCI	Central West	Livable Centers Initiative	Adopted
Perimeter Focus LCI	North DeKalb	Livable Centers Initiative	Adopted
Northlake LCI	Central East	Livable Centers Initiative	Adopted
Tucker LCI	Central East	Livable Centers Initiative	Adopted
Brookhaven-Peachtree LCI	North	Livable Centers Initiative	In Progress
Candler Road / Flat Shoals Parkway LCI	South West	Livable Centers Initiative	Adopted
Memorial Drive Strategic Action Plan	Central East/Central West	Corridor Study	Complete
Clifton Corridor Transit Feasibility and Connectivity Study	Central West	Corridor Study	In Progress
Buford Highway Corridor Study	North	Corridor Study	In Progress
Tucker Strategic Neighborhood Plan	Central East	Community Plan	Adopted
Emory Village Revitalization Plan	North	Community Plan	In Progress
La Vista Blueprints Program	Central East	Community Plan	In Progress
Scottdale Revitalization Plan	Central East	Community Plan	In Progress
Solid Waste Management Plan	County-wide	Service Management Plan	Adopted
PDK Airport Master Plan	North	Airport Facilities & Strategic Plan	In Progress
Comprehensive Transportation Plan	County-Wide	Transportation Plan	Complete