



Table 2.2 Residential Zoning Districts Dimensional Requirements

Residential Single-Family Zoning Districts								
<b>KEY:</b>								
<b>Housing Types:</b> SF: Single-Family, TF: Two-Family, TRF: Three-Family, MF: Multi-Family								
<b>Character Areas:</b> RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element	RE	RLG	R-100	R-85	R-75	R-60	MHP	RNC*
<b>Lot Dimensions (minimum)</b>								
Lot Area (square feet)	43,560 (1 acre)	20,000	15,000	12,000	10,000	6,000/3,500 cottage	Parks: 20 acres Lots: 4,000	*
Lot Width, Street Frontage(feet)	150	65	100	85	75	60	Parks: 400 Lots: 50	*
Lot Width at Building Line (feet)	150	65	100	85	75	60	N/A	*
Lot Width Fronting Cul-de-sac (feet)	35	35	35	35	35	35	N/A	*
Lot Coverage (maximum %)	25	30	35	35	35	35	N/A	*
<b>Building Setbacks (minimum)</b> Subject to Article 5 Averaging Requirements								
Front Thoroughfares (feet)	60	70	50	50	45	30	Parks: 250 Lots: 10	*
Front Arterials (feet)	50	60	40	40	35	20	150	*
Front Collector and All Other Streets (feet)	45	55	35	35	30	If RC/TC/NC: 15 If SUB: 20	100	*
Front w/ Alley Access (feet)	N/A	25	25	25	25	10	Parks: N/A Lots: 10	*
Side - interior building setback (feet)	20	10	10	8.5	7.5	7.5	Parks: 50 Lots: 7.5	*
Side - corner lot on public street (feet)**	same as district indicates front setback, following street type along the corner side property line							
Rear (feet)	40	40	40	40	40	30	Parks: 40 **** Lots: 7.5 ****	*
<b>Unit Size, heated living area (minimum)</b>								
Unit Size (square feet)	2,000	2,000	2,000	1,800	1,600	1,200 If cottage: 800-1,200	N/A	*
<b>Height (maximum)</b>								
Main Building (feet) (Residential Infill Overlay = 28 feet)	35	35	35	35	35	35	35	*
Accessory Building (feet)	24	24	24	24	24	24	N/A	*
<b>Open Space (minimum %)</b>								
Open Space	20%***	20%***	20%***	20%***	20%***	20%***	20%***	*

\* See Division 10 of this Article

\*\* See Article 5, Corner Lots section for reduction eligibility

\*\*\* Open space requirement shall apply to new subdivisions if project is > 5 acres or > 36 units (Chapter 14)

\*\*\*\* 100 feet if adjacent to property zoned or used for residential purposes



### **27-2.3 DIVISION 3. RE (RESIDENTIAL ESTATE) DISTRICT**

#### **2.3.1 Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the RE (Residential Estate) District is as follows:

- A. To preserve rural and estate residential character and to provide for very low density rural residential uses.
- B. To provide for the protection of neighborhoods within the county where lots have a minimum area of one (1) acre;
- C. To provide protections for existing development as new subdivisions are created;
- D. To assure that the uses and structures authorized in the RE (Residential Estate) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- E. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for county citizens;
- F. To provide areas for agricultural uses as appropriate;
- G. To implement the Future Development Map of the County's most current Comprehensive Plan.

#### **2.3.2 Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are supplemental use regulations for that use specified in Article 4, such regulations shall also apply.

#### **2.3.3 Dimensional requirements.**

Dimensional requirements for the RE (Residential Estate) District shall be as provided in Table 2.2, "Residential Zoning Districts Dimensional Requirements."

#### **2.3.4 Site and building design standards.**

Design standards and regulations to be applied in this zoning district shall be as provided in Article 5, Site Design and Building Form Standards.

### **27-2.4 DIVISION 4. RLG (RESIDENTIAL LARGE LOT) DISTRICT**

#### **2.4.1 Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the RLG (Residential Large Lot) District is as follows:

- A. To provide for the protection of neighborhoods within DeKalb County where lots have a minimum area of 20,000 square feet, but may have narrow lot widths;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide protections for existing development as new subdivisions are created;
- D. To respond to existing site development conditions and patterns;
- E. To assure that the uses and structures authorized in the RLG (Residential Large Lot) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;



- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents;
- G. To implement the Future Development Map of the County's most current Comprehensive Plan.

**2.4.2 Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are supplemental use regulations for that use specified in Article 4, such regulations shall also apply.

**2.4.3 Dimensional requirements.**

Dimensional requirements for the R-LG District shall be as provided in Table 2.2, "Residential Zoning Districts Dimensional Requirements."

**2.4.4 Site and building design standards.**

Design standards and regulations to be applied in this zoning district shall be as provided in Article 5, Site Design and Building Form Standards.

**27-2.5 DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT**

**2.5.1 Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide protections for existing development as new subdivisions are created;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To assure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents; and
- G. To implement the Future Development Map of the County's most current Comprehensive Plan.

**2.5.2 Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are supplemental use regulations for that use specified in Article 4, such regulations shall also apply.

**2.5.3 Dimensional requirements.**

Dimensional requirements for the R-100 (Residential Medium Lot-100) District shall be as provided in Table 2.2, "Residential Zoning Districts Dimensional Requirements."



#### **2.5.4 Site and building design standards.**

Design standards and regulations to be applied in this zoning district shall be as provided in Article 5, Site Design and Building Form Standards.

### **27-2.6 DIVISION 6. R-85 (RESIDENTIAL MEDIUM LOT–85) DISTRICT**

#### **2.6.1 Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the R-85 (Residential Medium Lot–85) District is as follows:

- A. To provide for the protection of neighborhoods within the county where lots have a minimum area of 12,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide protections for existing development as new subdivisions are created;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To assure that the uses and structures authorized in the R-85 (Residential Medium Lot–85) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents;
- G. To implement the Future Development Map of the County's most current Comprehensive Plan.

#### **2.6.2 Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are Supplemental Use regulations for that use specified in Article 4, such regulations shall also apply.

#### **2.6.3 Dimensional requirements.**

Dimensional requirements for the R-85 (Residential Medium Lot–85) District shall be as provided in Table 2.2, "Residential Zoning Districts Dimensional Requirements."

#### **2.6.4 Site and building design standards.**

Design standards and regulations to be applied in this zoning district shall be as provided in Article 5, Site Design and Building Form Standards.

### **27-2.7 DIVISION 7. R-75 (RESIDENTIAL MEDIUM LOT–75) DISTRICT**

#### **2.7.1 Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the R-75 (Residential Medium Lot–75) District is as follows:

- A. To provide for the protection of neighborhoods within the county where lots have a minimum area of 10,000 square feet;
- B. To provide for compatible infill development in neighborhoods;