

Section 230-1. - Dimensional standards of zoning districts.

(a) The following Space Dimensions Table states the space dimensions required for each lot in a zoning district:

**Space Dimensions Table** <sup>9,10</sup>

	NR-1	NR-2	NR-3	VR	NC-1 1	NC-2 1	CC	CVC	VC	TOD	MU- BC	IT	I
Total FAR (max.)	0.50	0.50	1.0	2.0	1.0	2.0	2.5	2.5	4.0	6.0	None	1.0	1.0
Maximum Impervious Surface (% of lot area) <sup>3</sup>	45%	55%	60%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Minimum Open Space (% of lot area) <sup>2</sup>	N/A	N/A	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	N/A
Max building height <sup>3,8</sup>	34'	34'	38'	48'	48'	60'	60'	60'	75'	90'	None	60'	60'
Lot size (min. in square feet)	8,000 sf	6,000 sf	None	None	None	None	None	None	None	None	None	None	None
Lot width (min. in feet) <sup>4</sup>	55'	45'	None	None	None	None	None	None	None	None	None	None	100'
Front yard setback (min. in feet) <sup>5,6</sup>	20'	20'	20'	10'	None	None	None	None	None	None	None	None	10'
Street Side yard (min. in feet) <sup>7</sup>	15'	15'	15'	5'	None	None	None	None	None	None	None	None	None
Side yard (min. in feet)	7.5'	5'	None	None	None	None	None	None	None	None	None	10'	10'

Rear yard (min. in feet)	25'	20'	20'	None	None	None	None	None	None	None	None	20'	20'
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- 1 Single-family detached residential developments in NC-1/NC-2 shall follow the dimension standards for NR-2.
- 2 See also open space provision in Section 230-30.
- 3 Additional height limitations are in place for any structure within the Runway Protection Zone, see Section 220-1. In addition, any construction within five miles of the DeKalb Peachtree Airport is subject to Title 14 of the Code of Federal Regulations (14 CFR) Part 77 and may require review by the Federal Aviation Administration.
- 4 Cul-de sac lots shall provide the minimum lot width at the front yard setback line. The lot width shall not be measured from the discretionary placement of the principal structure.
- 5 *Front yard requirements for through lots.* Buildings on through lots extending through from street to street shall provide the required front yard on all streets.
- 6 Detached houses constructed or renovated on a block face that is occupied by two or more detached houses shall comply with Section 230-3, Contextual Lot and Building Standards for Infill Development.
- 7 Side yard requirements are variable in the NR-3, VR, NC-1, NC-2, CC, CVC, VC, TOD and MU-BC, depending on the abutting zoning district; see Buffer Specifications Table below.
- 8 See Section 230-5 for height exceptions.
- 9 See Subsection 240-13(b)(1) for single-family attached (townhouse) dwelling dimensional standards.
- 10 Residential front yards.
  - a. In single-family residential districts, the front yard shall be landscaped with the exception of driveways, terraces, and walkways, which may occupy a maximum of one-half of the front yard area.
  - b. Automobile parking is only permitted in front yards when located on the permitted access driveway ~~on asphalt or gravel surface~~.
  - c. Access driveways shall be paved with a concrete, asphalt, or paver surface

(Ord. No. [743](#), 12-19-17; Ord. No. [748](#), 3-20-18; Ord. No. [757](#), 12-18-18; [Ord. No. 776](#), 12-17-19)