

CHAPTER 30 OFFICIAL COMPREHENSIVE PLAN

Latest Revision: August 22, 2022 (Ordinance 2022-040)

SECTIONS:

30.01 ADOPTION.

30.02 COMPLIANCE.

30.01 ADOPTION.

That there is hereby adopted as the Official Comprehensive Plan of the City of DeKalb the following, which shall control present and future land use within the City of DeKalb and contiguous and adjacent land lying within 1-1/2 miles of the corporate limits of the City of DeKalb:

- a) The Community Analysis Report Element of the Comprehensive Plan as recommended for approval by the Plan Commission at a special meeting of August 15, 1990, was adopted by the City Council on September 10, 1990; a copy of which shall be kept and made available to the public in the City Clerk's office.
- b) The [2022 City of DeKalb Comprehensive Plan](#) as adopted. (Reference Ord 2022-040)
- c) The South Annie Glidden Road Corridor Plan Element of the Comprehensive Plan as recommended for approval by the Plan Commission at its special meeting of November 29, 1989, adopted by City Council on January 22, 1990; a copy of the South Annie Glidden Road Corridor Plan Element shall be kept and made available to the public in the City Clerk's office.
- d) The Unified Development Ordinance, together with the Official Zoning District Map, which is a part of said Unified Development Ordinance (see [Chapter 23](#) hereof).
- e) Any and all specifications for street, driveway, and sidewalk construction and paving established by the City Council (see [Chapter 6](#) hereof); and
- f) The Urban Design Guidelines and Implementation Plan Element of the Comprehensive Plan as recommended for approval by the Plan Commission at its meeting of December 15, 1997; a copy of the Urban Design Guidelines and Implementation Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 1999-099)
- g) The Pleasant Street Neighborhood Revitalization Plan Element of the Comprehensive Plan as adopted by City Council on February 26, 2001; a copy of the Pleasant Street Neighborhood Revitalization Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2001-011)
- h) The Greek Row Neighborhood Revitalization Plan Element of the Comprehensive Plan as adopted by City Council on October 14, 2002, a copy of the Greek Row Neighborhood Revitalization Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2002-088)
- i) The North Fifth Ward Neighborhood Plan Element of the Comprehensive Plan as adopted by City Council on November 24, 2003; a copy of the North Fifth Ward Neighborhood Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2003-121)

- j) The East Lincoln Highway Corridor Plan Element of the Comprehensive Plan as recommended for approval by the Plan Commission on the 11th day of May 2005 and approved by the City Council on June 13, 2005; a copy of the East Lincoln Highway Corridor Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2005-036)
- k) Sustainable Community Redevelopment Plan for the Fourth Street Corridor and Pearl Street Neighborhood Element of the Comprehensive Plan as recommended for approval by the Plan Commission on the 29th day of November 2006 and approved by the City Council on January 22, 2007; a copy of the Sustainable Community Redevelopment Plan for the Fourth Street Corridor and Pearl Street Neighborhood Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2007-006)
- l) DeKalb City Center – An update to the Downtown Plan as recommended for approval by the Planning and Zoning Commission on the 29th day of May 2013 and approved by the City Council on June 10th; a copy of the Downtown DeKalb Update shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2007-018 and Ord 2013-045)
- m) The Pearl Street Neighborhood Revitalization Plan Element of the Comprehensive Plan as adopted by the City Council on August 11, 2008; a copy of the Pearl Street Revitalization Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2008-054)
- n) Downtown DeKalb Design Guidelines for New Construction of the Comprehensive Plan as recommended for approval by the Planning and Zoning Commission on the 15th day of June 2011 and approved by the City Council at a Committee of the Whole Meeting on July 11, 2011; a copy of the Downtown DeKalb Design Guidelines for New Construction shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2011-030)
- o) Ellwood Historic Neighborhood Implementation Strategies Plan Element of the Comprehensive Plan as adopted by City Council on the 12th day of December 2011; a copy of the Ellwood Historic Neighborhood Implementation Strategies Plan Element shall be kept and made available to the public in the City Clerk's office. (Reference Ord 2011-068)
- p) Annie Glidden North Revitalization Plan Element of the Comprehensive Plan as adopted. (Reference Ord 2018-089)

30.02 COMPLIANCE.

No plat of subdivision, plan for the construction or layout of streets, or work involving laying sewer or water mains shall be approved unless the same complies fully with the requirements of the Official Comprehensive Plan. (Reference Ord 1990-099)