

ORDINANCE
#09 - 05

CENTRAL BUSINESS DISTRICT RESIDENTIAL

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF DUBLIN, GEORGIA BY AMENDING ARTICLE 5 SECTION 5.8 TO ALLOW RESIDENTIAL DWELLINGS IN COMMERCIAL BUILDINGS.

Whereas there is a growing trend to allow mixed use properties in downtown areas; and

Whereas it would benefit all the citizens of Dublin area to allow people to live downtown; and

Whereas downtown Dublin has many buildings with vacant upper floors which could be converted to residential use;

Whereas several people have expressed an interest in rehabilitating downtown buildings to include upper-story apartments;

THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and City Council of the City of Dublin, Georgia as follows:

Section 5.8 of Article 5 of Appendix A, Zoning, of The Code of Ordinances of the City of Dublin is hereby amended by adding thereto a new subsection "(j)" as follows:

(j) Residential dwellings, but only on the second story and above, or in the basement level, of a structure. At least 50 percent of the ground floor of the building shall be leasable commercial space not used for parking or self-service storage. All residential units shall have a minimum of 800 square feet, and shall contain their own full bathroom with a sink, toilet and tub or shower, and separate kitchen area with a sink, stove and refrigerator. Each unit must have at least one off-street dedicated parking space.

SO ORDAINED this 19th day of **March 2009**, by a vote of (**6**) FOR and (**0**) AGAINST.



PHIL BEST, Sr., MAYOR

ATTEST:



Joe Kinard, CITY CLERK

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