

STATE OF GEORGIA
CITY OF DUBLIN

ORDINANCE
26-09

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DUBLIN, GEORGIA, TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF DUBLIN REGARDING HEIGHT REQUIREMENTS FOR ZONING PURPOSES; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City Council of Dublin, Georgia, recognizes its authority under the Georgia Constitution and state law to regulate land use, business operations, and public health, safety, and welfare within its corporate limits; and

WHEREAS, the Mayor and Council have determined a need to alter height requirements for zoning purposes; and

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN HEREBY ORDAIN AS FOLLOWS:

SECTION 1.

Section 6.1 of Article 6, located within Appendix A, titled Zoning, of the Code of Ordinances for the City of Dublin, which currently reads:

“The area, yard and height requirements for each district are shown in the table following:

District	Minimum Lot Size in Square Feet	Minimum Lot Width in Feet	SETBACK REQUIREMENTS					
			Major Streets	All Other Streets	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Maximum Height in Feet	Maximum Impervious Surface in Percent
R-1	14,000	85	35	30	20	30	35	25
R-2	10,000	75	35	30	10	30	35	30
R-3	1 unit: 7,500	75	30	20	10	30	35	35
	2 units: 10,000	100	30	20	10	30	35	35
R-4	1 unit: 7,500	75	30	20	10	30	35	35
	2 units: 9,000	90	30	20	10	30	35	35
	Each additional unit: 2,500	100	30	20	10	30	35	35
	1 unit: 14,000	85	35	30	20	30	35	25
R-5	5,400	0	30	30	0	20	35	40
P	No Minimum Lot Size	0	10	10	0	15	35	100
P-1	No Minimum Lot Size	0	35	30	25	25	35	100
B-1	No Minimum Lot Size	0	0	0	0	25**	45	100
B-2	12,000	100	40	10**	0	25**	35	100
B-3	6,000	60	20	10**	0	25**	35	100
M-1	9,000	75	50	15**	15	20**	45	100
M-2	12,000	100	50	20**	20	25**	45	100

A-1	No Minimum Lot Size	0	80	50	35	35	35	100
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* If a public sewer system is not accessible, an alternate method of sewage disposal for each lot, or a community sewage disposal system, may be used when in compliance with the standards of the Laurens County Health Department. Such standards may require a greater minimum lot area and/or width than specified in this Ordinance.

** Provided, however, that when a commercial or industrial use abuts an R-District, a minimum twenty-five (25) foot yard and a buffer strip shall be provided.”

is hereby amended to read as follows:

“The area, yard and height requirements for each district are shown in the table following:

District	Minimum Lot Size in Square Feet*	Minimum Lot Width in Feet	SETBACK REQUIREMENTS					
			Major Streets	All Other Streets	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Maximum Height in Feet	Maximum Impervious Surface in Percent
R-1	14,000	85	35	30	20	30	35	25
R-2	10,000	75	35	30	10	30	35	30
R-3	1 unit: 7,500	75	30	20	10	30	35	35
	2 units: 10,000	100	30	20	10	30	35	35
R-4	1 unit: 7,500	75	30	20	10	30	35	35
	2 units: 9,000	90	30	20	10	30	35	35
	Each additional unit: 2,500	100	30	20	10	30	35	35
	1 unit: 14,000	85	35	30	20	30	35	25
R-5	5,400	0	30	30	0	20	35	40
P	No Minimum Lot Size	0	10	10	0	15	35	100
P-1	No Minimum Lot Size	0	35	30	25	25	35	100
B-1	No Minimum Lot Size	0	0	0	0	25**	45	100
B-2	12,000	100	40	10**	0	25**	35***	100
B-3	6,000	60	20	10**	0	25**	35	100
M-1	9,000	75	50	15**	15	20**	45	100
M-2	12,000	100	50	20**	20	25**	45	100
A-1	No Minimum Lot Size	0	80	50	35	35	35	100

*If a public sewer system is not accessible, an alternate method of sewage disposal for each lot, or a community sewage disposal system, may be used when in compliance with the standards of the Laurens County Health Department. Such standards may require a greater minimum lot area and/or width than specified in this Ordinance.

**Provided, however, that when a commercial or industrial use abuts an R-District, a minimum twenty-five (25) foot yard and a buffer strip shall be provided.

***Except that a hotel located within an I-16 interchange, as determined by the City Manager or designee, may have a maximum height of seventy-five (75) feet.

SEVERABILITY: If any provision of this ordinance is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

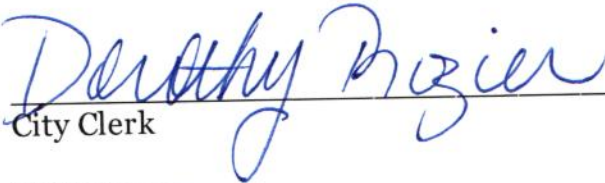
EFFECTIVE DATE: This ordinance shall become effective at 12:00 noon on the fifth day after its adoption.

REPEALER: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SO ORDAINED this 17th day of September, 2026 by a vote of
(6) FOR and (0) AGAINST.

CITY OF DUBLIN, GEORGIA:

By: 
Mayor

ATTEST:

City Clerk

