

STATE OF GEORGIA
CITY OF DUBLIN

ORDINANCE
25-16

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DUBLIN, GEORGIA, TO ESTABLISH AUTHORITY TO CREATE AND AMEND THE ZONING CODE SECTIONS REGARDING BUFFER REQUIREMENTS, FENCE REQUIREMENTS, AND PARKING LOT REQUIREMENTS FOR THE CITY OF DUBLIN; 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 City Council of Dublin, Georgia, assigns requirements for building, construction, and zoning across the municipality for operations and issues regarding the public health, safety, and welfare through various municipal ordinances; and

WHEREAS, the Mayor and Council have determined a need for alterations to the local zoning code to further provide safer conditions for the public.

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

SECTION 1.

Section 4.4 of Article 4, located within Appendix A, titled Zoning, of the Code of Ordinances for the City of Dublin, which currently reads:

Section 4.4. – Buffer Strips

“When any commercial, professional, industrial or multifamily residential district abuts a single-family residential district, a planted buffer strip shall be provided at the property line, or lines, where the two (2) districts abut. The buffer shall consist of a hedge or similar planted material maintained to a depth of five (5) feet and height of eight (8) feet. Such buffer shall extend not closer than twenty (20) feet to the right-of-way of an intersecting street.”

is hereby amended to read as follows:

Section 4.4. – Buffer Strips

“(a) *Generally.*

- (1) Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, light glare, and unsightly buildings or parking areas.
- (2) Buffers shall be required between uncomplimentary uses in accordance with the provisions of this Zoning Code or as a condition of zoning/master plans or variance approval. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the city.
- (3) Buffer areas shall provide an opaque visual screen from finished grade elevation to a minimum height of eight feet.
- (4) Buffer planting requirements shall be maintained for the lifetime of the development. Necessary trimming and maintenance shall be performed to maintain the health of the plant materials, to provide an aesthetically pleasing

appearance, and to ensure that the buffer serves the purpose for which it is intended.

- (5) There shall be a buffer between any property located within the City of Dublin and any property abutting it located outside of the City of Dublin city limits.

.(b) Buffer Requirements.

- (1) The buffer requirements will be based on abutting land uses and will be determined by the City Manager or designee. Buffer depths requirements will range from ten (10) to fifty (50) feet, depending on the land uses involved.
- (2) Site plans must be submitted with the landscaping/buffer details to the City Manager or designee as part of the permitting process.
- (3) Existing vegetation shall be used to meet all or part of the requirements whenever possible, if it provides sufficient obscurity.
- (4) Required buffer plantings allow for a mix of large canopy trees, small flowering/evergreen trees, and large shrubs. The mix is designed to create a buffer which will give satisfactory screen within three to five years of planting, under normal maintenance, while allowing room for the various plants to grow.
- (5) The City Manager or designee is authorized to prohibit any species listed on the Georgia Exotic Pest Plan Council Invasive Plant List.”

SECTION 2.

Section 4.3.6 of Article 4, located within Appendix A, titled Zoning, of the Code of Ordinances for the City of Dublin, which currently reads:

“Section 4.3.6 – Reserved.”

is hereby amended to read as follows:

“Section 4.3.6. *Exceptions.* Parking requirements may be reduced for public housing projects, subject to the approval of the City Manager or designee, when deemed appropriate based on the parameters of the project and in the best interest of the city. Parking requirements may not be lowered below that required by the Department of Community Affairs.”

SECTION 3.

Currently Appendix A, titled Zoning, of the Code of Ordinances for the City of Dublin, ends at Article 14.

Said Appendix A is hereby amended by adding an Article 15 which shall read as follows:

“ARTICLE 15 – ACCESSORY AND TEMPORARY STRUCTURES.

Section 15.1. – Fences and Walls.

- a) A permit shall be obtained prior to the erection or construction of any fence or wall, hereinafter referred to as (fences), except that decorative landscaping fencing not exceeding forty-two (42) inches does not require a permit.
- b) Fences in any residential district or on any residentially used lot shall not exceed eight (8) feet in height, unless otherwise specified herein, measured from the natural grade to the uppermost portion of the fence.
 1. Corner lot exception. To protect the sight distance on a corner lot, fences must maintain a minimum of an eight (8) foot setback, except that decorative fences not exceeding two (2) feet in height may be allowed within the vision corner of any corner lot of a residential street, commercial street or state highway if determined by the Director of Engineering or Designee to not be an obstruction to the safe sight distance of the intersection. The City may require a higher setback if it is

determined by the Director of Engineering to be necessary to ensure safe sight distance for the intersection.

- c) Fences erected within the front yard, as defined in Section 12 of Appendix A of the Dublin, Georgia Code of Ordinances, in any residential district or on any residentially used lot shall not exceed four (4) feet in height. This shall apply to each front yard of a corner lot or through lot.
- d) No fence shall be erected within any public right-of-way. Fences shall also not be erected in easements with City utilities and/or City drainage features such as, but not limited to, ditches and swales. Upon approval of the City Manager or designee, a fence may be allowed in an easement area upon execution and recording of a City provided hold harmless agreement for encroachment upon such easement.
- e) In any district, if both sides of the fence or wall are not identical, the finished side shall face the adjoining property.
- f) Chain-link fences shall not be erected in the front yard of any residential district or on any lot or parcel containing a dwelling, unless enclosing a retention pond, an essential public service, or a publicly owned facility that has been approved by the city. In all such cases, the chain-link fence shall be black vinyl coated.
- g) Barbed wire shall not be permitted in any residential district or on any lot or parcel containing a residential use, except for security around essential public service or publicly owned facilities. Razor wire and electrification shall not be permitted in any district except that industrial developments and governmental facilities may have razor wire and electrification upon approval of the City Council.
- h) In all non-residential districts or on any non-residentially used lot, no fence shall exceed ten (10) feet in height unless otherwise required by any other section of Dublin Municipal Code, such as for buffer requirements, or by conditional use requirements. Fences in commercial districts shall not be permitted in the front yard without approval from the City Council.
- i) Fences in all districts shall be made of customary construction grade fence materials. The City reserves the right to determine whether the proposed fence material meets this requirement.

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 6th day of November, 2025 by a vote of (6) FOR and (0) AGAINST.

CITY OF DUBLIN, GEORGIA:

By: [Signature]
Mayor

ATTEST: [Signature]
City Clerk



(SEAL)