

STATE OF GEORGIA
CITY OF DUBLIN

ORDINANCE
25-19

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN, GEORGIA, TO AMEND THE ZONING CODE REGARDING DEVELOPMENT STANDARDS FOR R-5 REQUIREMENTS FOR THE CITY OF DUBLIN; TO AMEND THE AREA, YARD, AND HEIGHT REQUIREMENTS FOR GREATER CLARITY; 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 provide greater consistency in the regulations concerning R-5 developments, and to provide for greater clarity in the table of area, yard, and height requirements for all developments; and

WHEREAS, the Mayor and Council find it in the best interest of the City to make the changes found herein.

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

SECTION 1.

Section 8.6 of Article 8, located within Appendix A, titled Zoning, of the Code of Ordinances for the City of Dublin, which currently reads:

“Section 8.6. - Development standards for R-5.

A planned residential development shall conform to the following restrictions and development standards:

- a) **Minimum area.** The minimum tract of land eligible for development under R-5 zoning, high density residential development shall be five (5) acres. Notwithstanding Section 10.5 of this Appendix A, for tracts of land or any combination of adjacent tracts of land already within the corporate limits of the City of Dublin as of the date of the adoption of this ordinance amendment with less than five (5) acres, but at least one (1) acre of land, a variance to the minimum area requirement herein may be granted subject to section (d) below.
- b) **Density.** A high density residential development shall be allowed only in R-5 districts with the following maximum density for each district:

Development, five (5) acres or more: Eight (8) units per acre.

Development, less than five (5) acres but at least one (1) acre: Six (6) units per acre.
- c) **Minimum floor area.** The minimum gross square footage of heated area in each of the R-5 districts shall be one-thousand (1,000) square feet.

- d) Variance requirements. If the Board of Zoning Appeals grants any variance allowed herein, said variance may only be granted with the following conditions for the R-5 zoned area:
- 1) Regardless of surrounding zoning, if the existing houses adjacent to the subject property are all detached, the variance may only be granted conditioned on the development being limited to detached single family housing, and not attached;
 - 2) The development shall provide for a turnaround pad for each house which will allow for backing motor vehicles on the driveway and not onto any city street.
 - 3) The entire development shall have a privacy fence erected between it and all surrounding parcels of land;
 - 4) Any other condition which is deemed appropriate by the Board of Zoning Appeals based on the location of the proposed development and the surrounding existing use must be imposed in order to preserve the integrity of the neighborhood.”

is hereby amended to read as follows:

“Section 8.6. - Development standards for R-5.

A planned residential development shall conform to the following restrictions and development standards:

- a) *Minimum area.* The minimum tract of land eligible for development under R-5 zoning, high density residential development shall be five (5) acres. Notwithstanding Section 10.5 of this Appendix A, for tracts of land or any combination of adjacent tracts of land already within the corporate limits of the City of Dublin as of the date of the adoption of this ordinance amendment with less than five (5) acres, but at least one (1) acre of land, a variance to the minimum area requirement herein may be granted subject to section (d) below.
- b) *Density.* R-5 zoning is limited to a maximum of eight (8) lots per acre.
- c) *Variance requirements.* If the Board of Zoning Appeals grants any variance allowed herein, said variance may only be granted with the following conditions for the R-5 zoned area:
 - 1) Regardless of surrounding zoning, if the existing houses adjacent to the subject property are all detached, the variance may only be granted conditioned on the development being limited to detached single family housing, and not attached;
 - 2) The development shall provide for a turnaround pad for each house which will allow for backing motor vehicles on the driveway and not onto any city street.
 - 3) The entire development shall have a planted buffer between it and all surrounding parcels of land as determined appropriate by the City Manager;
 - 4) Any other condition which is deemed appropriate by the Board of Zoning Appeals based on the location of the proposed development and the surrounding existing use must be imposed in order to preserve the integrity of the neighborhood.

SECTION 2.

Section 6.1. – “Area, width, yard and height requirements.” of the code of ordinances, which currently reads:

“Section 6.1. Area, width, yard and height requirements.

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

	<i>Minimum Lot Size*</i>		Minimum Front Yard Setback From Street Right-of-Way Line in Feet						
<i>District</i>	Area in Square Feet	Square Feet Family	Width in Feet	Major Streets	All Other Streets	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Maximum Height in Feet	Maximum Lot Coverage in Percent
R-1	14,000	14,000	85	35	30	20	30	35	25
R-2	10,000	10,000	75	35	30	10	30	35	30
R-3	1 unit: 7,500	1 Family: 7,500	75	30	20	10	30	35	35
	2 units: 10,000	2 Families: 5,000	100						
R-4	1 unit: 7,500	1 Family: 7,500	75						
	2 units: 9,000	2 Families: 4,500	90						
	Each additional unit: 2,500	3 Families or more: 2,500	100	30	20	10	30	35	35
	1 unit: 14,000	1 Family: 14,000	85	35	30	20	30	35	25
R-5	5,400	5,400	—	30	30	0	20	35	40
R-P	All Other Permitted Uses:								
	No Minimum Lot Size			30	20	15	35	35	35
P	No Minimum Lot Size			10	10		15	35	
P-1	No Minimum Lot Size			35	30	25	25	35	
B-1	No Minimum Lot Size						25**	45	
B-2	12,000		100	40	10**		25**	35	
B-3	6,000		60	20	10**		25**	35	
M-1	9,000		75	50	15**	15	20**	45	
M-2	12,000		100	50	20**	20	25**	45	
A-1	No Minimum Lot Size			80	50	35	35	35	

* 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:

“Section 6.1. - Area, width, yard and height requirements.

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

<i>District</i>	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.”

SECTION 3.

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 11th day of December, 2025 by a vote of (6) FOR and (0) AGAINST.

CITY OF DUBLIN, GEORGIA:

By: [Signature]
Mayor

ATTEST: [Signature]
City Clerk

(SEAL)

