

**ORDINANCE  
AMENDMENT  
NO. OA-2024-03**

**AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 44 –  
ZONING; TO ADOPT A UNIFIED DEVELOPMENT CODE; AND,  
TO REPEAL ALL OTHER ORDINANCES IN CONFLICT AND  
FOR OTHER PURPOSES**

**WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning zoning and land use within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; **AND**

**WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to regulate zoning in the City of Dallas; **AND**

**WHEREAS,** The Mayor and the City Council of Dallas, Georgia considered the proposed amendment at duly noticed public meetings on August 5, 2024 and September 9, 2024 which followed public hearings by the Planning Commission on April 25, 2024 and May 2, 2024; **AND**

**WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City, the City’s residents and for their safety, health and welfare; **AND**

**THEREFORE,** be it ordained by the Mayor and the City Council of Dallas, Georgia:

**SECTION I.**

That CHAPTER 44 – Zoning, is hereby repealed in its entirety and replaced with the following:

***[SEE ATTACHED EXHIBIT A]***

That Chapter 21 – HISTORIC PRESERVATION, is hereby repealed in its entirety and replaced with the following:

Chapter 21 – [Reserved]

**SECTION II. REPEAL OF CONFLICTING ORDINANCES.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION III. SEVERABILITY CLAUSE.** It is hereby declared to be the intention of the Mayor and Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity or enforceability of the remainder of this ordinance or any part thereof.

**SECTION IV. CODIFICATION.** This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Dallas.

**SECTION V. EFFECTIVE DATE.** The effective date of this ordinance shall be the date of adoption.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James Henson, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Candace Callaway, Councilmember

Attest: \_\_\_\_\_  
Tina Clark, City Clerk