

CITY OF DALLAS, GEORGIA
ORDINANCE NO. 2025-__

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, RE-ADOPTING AND RE-
ESTABLISHING THE OFFICIAL ZONING MAP OF THE CITY
OF DALLAS, GEORGIA; TO PROVIDE FOR THE
INCORPORATION OF ALL ZONING MAP AMENDMENTS
APPROVED SINCE THE OCTOBER 7, 2024 ADOPTION; TO
PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING
ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Dallas, Georgia, pursuant to its Charter and the Constitution of the State of Georgia, Article IX, Section II, Paragraph IV, possesses full legislative authority to regulate the use of land and structures within its corporate limits for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of its residents;

WHEREAS, the City of Dallas has adopted a Unified Development Code (“UDC”) establishing comprehensive zoning and land development regulations and procedures for the administration of zoning decisions in accordance with the Georgia Zoning Procedures Act, O.C.G.A. § 36-66-1 et seq.;

WHEREAS, Section 1.09 of the Unified Development Code provides that the City of Dallas shall maintain an Official Zoning Map depicting the zoning districts applicable to all property within the incorporated limits of the City;

WHEREAS, said Section further provides that any amendment, modification, annexation, or zoning decision approved by the City Council shall be reflected upon the Official Zoning Map and that the map shall be

periodically readopted by ordinance to ensure accuracy and consistency with State law;

WHEREAS, since the most recent adoption of the Official Zoning Map on October 7, 2024, the City Council has approved various zoning amendments, annexations, and corrections that must be incorporated into the Official Zoning Map to maintain the integrity and enforceability of the City’s zoning districts;

WHEREAS, the updated map, entitled “City of Dallas Official Zoning Map – Adopted October 21, 2025,” attached hereto and incorporated by reference as Exhibit “A,” accurately reflects all zoning actions taken by the City Council through October 21, 2025;

WHEREAS, the City Council has determined that it is in the public interest to re-adopt and reaffirm the Official Zoning Map as the authoritative depiction of all zoning classifications and district boundaries for the City of Dallas, Georgia;

WHEREAS, the re-adoption of the Official Zoning Map has been processed in compliance with the provisions of the Georgia Zoning Procedures Act (O.C.G.A. § 36-66), the Municipal Annexation Act (O.C.G.A. § 36-36), and all applicable provisions of the City’s Unified Development Code and Charter;

WHEREAS, this action ensures consistency with the City’s adopted Comprehensive Plan, the Future Development Map, and the City’s overall goals of promoting orderly growth, preserving community character, and supporting coordinated land-use decision-making.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia, and it is hereby ordained by authority of same, as follows:

SECTION I. RE-ADOPTION OF THE OFFICIAL ZONING MAP.

The Official Zoning Map of the City of Dallas, Georgia, as amended through October 21, 2025, and attached hereto as Exhibit “A,” is hereby re-adopted and established as the Official Zoning Map for the City of Dallas, Georgia. Said map shall supersede and replace all prior versions of the Official Zoning Map and shall be maintained in both paper and electronic formats under the custody of the Community Development Department.

SECTION II. INCORPORATION OF AMENDMENTS.

The re-adopted Official Zoning Map shall include and incorporate all zoning decisions, text amendments, annexations, and corrections approved by the City Council since the last adoption on October 7, 2024. Any zoning changes approved after the date of this ordinance shall be entered upon the map in accordance with Section 1.09 of the Unified Development Code.

SECTION III. PUBLIC RECORD AND AVAILABILITY.

The Official Zoning Map shall be kept on file in the office of the Community Development Director and shall be available for inspection by the public during regular business hours. A digital version of the map shall be maintained on the City’s website for informational purposes.

SECTION IV. SEVERABILITY.

If any section, subsection, paragraph, sentence, or clause of this ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this ordinance.

SECTION V. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION VI. EFFECTIVE DATE.

This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Dallas, Georgia.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2025.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date