

NOTICE OF PUBLIC HEARING
CITY OF DALLAS, GEORGIA

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Dallas, Georgia, will hold a public hearing on Monday, December 22, 2025, at 6:00 p.m. at Dallas City Hall, 129 East Memorial Drive, Dallas, Georgia 30132, to consider amendments to the City of Dallas Unified Development Code regarding occupancy limits in residential districts and for other purposes.

NOTICE IS FURTHER GIVEN that the Mayor and Council of the City of Dallas, Georgia, will hold a public hearing on Monday, January 5, 2026, at 5:15 p.m. at Dallas City Hall, 129 East Memorial Drive, Dallas, Georgia 30132, to consider adoption of said amendments to the City of Dallas Unified Development Code regarding occupancy limits in residential districts and for other purposes.

PROPOSED AMENDMENTS: The City proposes to amend the Unified Development Code as follows:

1. CHAPTER IV (ZONING DISTRICTS): Add new Section 4.03(5) establishing occupancy limits for dwelling units in single-family and two-family residential zoning districts (R-1, R-2, R-3, and TH), limiting occupancy to not more than two (2) unrelated persons, with exemptions for related persons, approved reasonable accommodations for persons with disabilities, licensed group homes, and licensed personal care homes.

2. CHAPTER VIII (SUPPLEMENTARY CONDITIONS): Amend Section 8.06 (Bed and Breakfast Establishments) to clarify distinction from rooming houses; amend Section 8.13 (Personal Care Homes) to update licensing requirements and zoning restrictions; and add new Section 8.13A (Group Homes) to establish standards for residential facilities housing persons with disabilities.

3. CHAPTER XIII (DEFINITIONS): Amend the definition of "Family" to reduce the maximum number of unrelated persons from four (4) to two (2) in single-family residential districts; and add or amend definitions for Boarding House (Rooming House), Dwelling Unit, Group Home, Household, Live-In Aide, Occupant, Person with a Disability, Personal Care Home, Reasonable Accommodation, Single Housekeeping Unit, and Unrelated Person.

PURPOSE: The purpose of these amendments is to preserve the character of residential neighborhoods, reduce traffic congestion and parking impacts, promote public safety, protect property values, and distinguish bona fide family-style households from commercial rooming operations, while ensuring compliance with the Fair Housing Act, Fair Housing Amendments Act, and Georgia Fair Housing Act by providing procedures for reasonable accommodations for persons with disabilities.

AFFECTED ZONING DISTRICTS: R-1 (Low-Density Single-Family Residential District), R-2 (Medium-Density Single-Family Residential District), R-3 (High-Density Single-Family Residential District), and TH (Townhome Residential District).

DOCUMENTS AVAILABLE: Copies of the complete proposed ordinance amendments are available for public inspection at Dallas City Hall, 129 East Memorial Drive, Dallas, Georgia 30132, during regular business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m.), and on the City's website at www.dallasga.gov.

PUBLIC COMMENT: All interested parties are invited to attend the public hearings and will be given an opportunity to be heard. Written comments may be submitted to the Community Development Department, City of Dallas, 129 East Memorial Drive, Dallas, Georgia 30132, or via email to [email address], and will be made part of the official record.

REASONABLE ACCOMMODATION: Any person requiring special accommodations in order to participate in these public hearings should contact Dallas City Hall at 770-443-8110 at least 48 hours in advance of the hearing.

This notice published pursuant to O.C.G.A. § 36-66-4 and § 36-66-5.

Dated this 4th day of December, 2025.

Tina Clark
City Clerk
City of Dallas, Georgia

FOR MORE INFORMATION: Contact Darrin Keaton, City Attorney, at 770-443-8110 x1215 or dkeaton@dallas-ga.gov, or the Community Development Department at 770-443-8110 x 1203.