

ARTICLE 1. GENERAL

Sec. 101. Short title.

This document is entitled "Unified Development Code of Pike County, Georgia." It may also be known by and cited by the short title of "UDC."

Sec. 102. Authority.

The power of a local government to enact an ordinance such as this, which is intended to protect the public health, safety, and welfare, is provided by the Home Rule provisions of the Constitution and Laws of the State of Georgia.

Sec. 103. Jurisdiction.

This ordinance applies to all land within the unincorporated areas of Pike County, Georgia.

Sec. 104. Purposes.

- A. The UDC of Pike County, Georgia seeks to encourage the development of desirable land use patterns within Pike County in accordance with the Pike County Comprehensive Plan. The promotion of sound land use patterns is intended to reduce or eliminate the occurrence of certain conditions that can threaten the general health, safety, and welfare of the residents of Pike County. This ordinance should serve the following purposes:
1. Reduce the occurrence of hazardous traffic patterns and general congestion.
 2. Secure safety from fire, panic, and other dangers.
 3. Assure that adequate light and air are provided.
 4. Prevent the overcrowding of land and undue concentration of population.
 5. Facilitate the adequate provision of public utilities and facilities.
 6. Promote adequate living conditions and sustained suitability of neighborhoods.
 7. Protect property against blight and depreciation.
- B. Additional benefits to the public interest that can accrue from the development of sound land use patterns are as follows:
1. Efficient development and use of community utility networks.
 2. Economy in governmental expenditures.
 3. A higher level of convenience, order, prosperity, and aesthetics.

Sec. 105. Content.

This ordinance provides for the following:

- A. Defines certain terms used in this ordinance.

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- B. Establishes certain land use districts and specifies the boundaries of those districts.
 - C. Provides procedures for administering and amending the ordinance.
 - D. Regulates the erection, alteration, and use of buildings and structures.
 - E. Provides penalties for violation of this ordinance.
 - F. Defines the power and duties, as they relate to this ordinance, of the board of commissioners, as well as such administrative officers, bodies, and agencies as the board of commissioners may establish for the efficient exercise of the zoning powers of Pike County under provisions specified in the Zoning Procedures Law (Ga. Code 1981, Section 36-66-1, enacted by Ga. L. 1985, p 1139, 1.), Paragraph 2-(b)(1). This includes at a minimum the zoning administrator, the planning and zoning board.
 - G. Provides Development regulations related to subdivisions, landscaping, buffers, off-street parking and signs.
 - H. Repeals conflicting ordinances.

Sec. 106. Related uniform development ordinances.

- A. *Uniform Development Standards Adopted by Reference:* The Georgia State Minimum Standard Building Codes, as adopted and amended by the Georgia Department of Community Affairs, are to be enforced in Pike County. The following uniform development standards are referred to frequently in the Pike County Zoning Ordinance and are adopted by reference as part of this Ordinance:
 - 1. International Building Code, with Georgia Amendments.
 - 2. International Fuel Gas Code, with Georgia Amendments.
 - 3. International Mechanical Code, with Georgia Amendments.
 - 4. International Fire Code, with Georgia Amendments.
 - 5. International Plumbing Code, with Georgia Amendments.
 - 6. National Electric Code, with Georgia Amendments.
 - 7. International Residential Code, with Georgia Amendments.
 - 8. International Energy Conservation Code, or ASHRAE 90.1, with Georgia Supplements and Amendments.
 - 9. Standards for Off-Street Parking and Service Facilities
 - 10. International Swimming Pool and Spa Code, with Georgia Amendments.
 - 11. Georgia Stormwater Management Manual, Volume 1 and Volume 2, latest edition.
 - 12. The latest edition of the Life Safety Code (NFPA 101), as adopted and amended by the Georgia State Fire Marshal's Office.

Copies of the above publications are available for public inspections in the Community Development Office.

Sec. 107. Conversion of previous zoning districts.

- A. Zoning districts as were established under the previous zoning ordinance of Pike County are hereby renamed to the following zoning district names and designations under this UDC, as shown in Table 1107(A). All regulations, requirements, and provisions of this UDC applicable to a zoning district established under this section shall apply to the previously named zoning district as now named, as shown in Table 107(A).

- B. All special conditions and special stipulations imposed as conditions of rezoning of property prior to adoption of this ULDC are hereby retained and reaffirmed and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the board of commissioners is amended through the rezoning process established by this UDC.

Table 107(A): Conversion of Previous Zoning Districts

Previous Zoning District Designation	Zoning District Designation under this UDC
Residential Zoning Districts	
A-R	A-R
N/A	RR
R-11, R-15, R-18	R-1
R-20	R-1
PRD	R-2
Commercial, Office and Institution Zoning Districts	
P-1	P-1
C-1	C-1
C-2	C-2
C-3	C-3
Industrial Zoning Districts	
M-1	M-1
M-2A	M-1
M-2B	M-2
M-2C	M-2