

**ARTICLE 23. OFFICIAL ZONING MAP, PIKE COUNTY, GEORGIA  
(OFFICIAL MAP)**

**Sec. 2301. Official Zoning Map, Pike County, Georgia (Official Map).**

The Official Zoning Map, Pike County, Georgia is hereby incorporated into and made a part of this Zoning Ordinance. Any reference to the "Official Map" in this Ordinance refers to the Official Zoning Map, Pike County, Georgia.

**Sec. 2302. Identification, alteration, and replacement of the official map.**

- A. The official map is signed by the commission chairman, and bears the seal of the county or that of a notary public under the following words: "This certifies that this is the official zoning map, Pike County, Georgia referred to in Article 23 of the Zoning Ordinance of Pike County, Georgia", together with the date of adoption of the ordinance.
- B. Any alteration of the official map is an amendment to the ordinance. The procedure by which amendments are proposed and approved is set forth in Article 4. Any amendment involving a change of a zoning district must be entered on the official map as soon as the amendment has been approved by the board of commissioners. The entry must be as follows: "On (date) by Official action of the Board of Commissioners of Pike County, the following change(s) were made in the Official Zoning Map, Pike County, Georgia: (Brief Description of Change)." It must be signed by the commission chairman. No amendment to portions of this ordinance that are illustrated on the official map becomes effective until after the change has been entered as described above on the official map.
- C. Alterations to the official map may be made only by the procedures contained in sections 414 and 2302 of this UDC. Any unauthorized alteration of the official map by any person is a violation of this ordinance.
- D. The official map shall be on display in the office of Planning and Development and is the final authority as to the current status of zoning district boundaries. Unless a file is located that shows the official action taking by the BOC assigning a different zoning designation then the map shows.
- E. If the official map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the board of commissioners may adopt a new official map which will replace the previous official map. The new official map is identified as such in the same manner as described above in this section. When the new official map is adopted, a notation must be made on the previous official map that it is no longer valid, indicating the date that the new official map was adopted, as a reference aid. The previous official map should be preserved, if it has not been lost or destroyed, for possible future reference.

**Sec. 2303. Zoning district boundaries.**

Where uncertainty exists with respect to the exact location of the boundary of a zoning district shown on the official map, the following guidelines will be used in establishing the exact location of the boundary:

- A. Where a zoning district boundary line as appearing on the official map divides a single lot that was a single lot at the time of the enactment of this ordinance, the requirements for the zoning district shall extend only as far as the zoning district boundary line.

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- B. Where a zoning district boundary is indicated as approximately following a municipal limits or county line, the municipal limits or county line is the boundary.
  - C. Where a zoning district boundary is indicated as approximately following a property line or such line extended, the line or lines extended is the boundary.
  - D. Where a zoning district boundary is indicated as approximately following the center line of a stream bed, such a center line is the boundary.
  - E. Where a zoning district boundary is indicated as approximately parallel to the center line of a street, road, railroad, or the right-of-way of such a facility, the zoning district boundary is parallel to the line and at a distance from it as indicated by scale on the official map.

**Sec. 2306. Relationship between official map and Pike County Comprehensive Plan.**

- A. The Pike County Comprehensive Plan was prepared by the planning commission and adopted by the Board of Commissioners of Pike County. It should provide the best possible indication of desirable land use patterns that will meet projected future demand for land uses of various types. The Pike County Comprehensive Plan supplies a body of information on which decisions on future development may be made that are guided by sound planning principles. The plan does not legally regulate land uses. It contains a future land use map, which shows suitable areas for various types of land uses. Actual land uses may not necessarily conform to the land use map.
- B. The zoning districts contained on the official map set forth standards with which all new construction and development in Pike County must comply. The application of zoning districts to property located within Pike County is based on land use information contained and shown on the Pike County Future Land Use Map which is a part of the Pike County Comprehensive Plan. Amendment of zoning district boundaries must conform to the Pike County Future Land Use Map.