

AN ORDINANCE REGULATING WITHIN UNINCORPORATED AREAS OF CHATHAM COUNTY THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THE SIZE OF YARDS, COURTS, AND OTHER OPEN SPACES; THE DENSITY AND DISTRIBUTION OF POPULATION; AND THE USES OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE, RECREATION, AGRICULTURE, FORESTRY, CONSERVATION, WATER SUPPLY, SANITATION, PROTECTION AGAINST FLOODS, PUBLIC ACTIVITIES, AND OTHER PURPOSES; CREATING ZONING DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE METHOD OF ADMINISTRATION AND AMENDMENT; DEFINING THE POWERS AND DUTIES OF THE BOARD OF APPEALS; PROVIDING PENALTIES FOR VIOLATIONS; REPEALING CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

SECTION 1

ENACTMENT, SHORT TITLE, JURISDICTION, PURPOSE

Sec. 1-1 Enactment Clause.

The Commissioners of Chatham County, pursuant to the provisions of Georgia Law 1957, Volume 1, Page 420 and the Amendments thereto as codified in Chapter 69.12 of the Georgia Code, annotated, do ordain and enact into Law the following sections.

Sec. 1-2 Short Title.

These Regulations shall be know and may be cited as the "Zoning Ordinance of Chatham County."

Sec. 1-3 Jurisdiction.

These Regulations shall govern the use of all land and the developments thereof within the unincorporated areas of Chatham County.

Sec. 1-4 Purpose.

The purpose of these Regulations shall be to encourage such distribution of population and such classification of land use and such distribution of land development and utilization, and such standards for land development, as will lessen and prevent congestion in the streets, help secure safety from fire, panic, and other dangers; promote the health and general welfare of the citizens of Chatham County; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; prevent urban sprawl; facilitate the adequate provision of transportation, water, sewage, schools, parks, police, and fire protection, and other public requirements; promote desirable living conditions and the sustained stability of neighborhoods; protect property against blight and deterioration; secure economy in governmental expenditures; conserve the value of building and land; encourage the most appropriate use of land, buildings, and other structures; and for other purposes.