

Article 1. Purpose and Enactment

1.1 Purpose

This Ordinance is for the purpose of setting forth standards and permissible uses designed to promote the health, safety, and general welfare of current and future inhabitants of Elberton, to encourage the most appropriate use of land, buildings, and other structures and to facilitate orderly development, to conserve and protect the economic, natural, historic and scenic resources of Elberton, to promote desirable living conditions and stability of neighborhoods, protecting property against blight and depreciation, to prevent urban sprawl as well as undue concentration of population and overcrowding of land, to facilitate the adequate provision for transportation and traffic safety, water supply, sewerage management, schools, parks, and other public requirements, and secure economy in government expenditures, in accordance with the duly adopted Comprehensive Plan for Elberton.

Therefore, this Ordinance establishes comprehensive zoning regulations for Elberton, Georgia, and provides for the districting of land areas for various uses, regulates the development of land parcels, and provides for the administration, enforcement and amendment of the Ordinance.

1.2 Enactment

The Mayor and Council of Elberton, Georgia, pursuant to the authority conferred by Article 9, Section 2, Paragraph 4 of the Constitution of the State of Georgia, and Chapter 66, Title 36 of the Official Code of Georgia, Annotated, hereby ordains and enacts into law the Zoning Ordinance of Elberton, Georgia, regulating the use of all land and development within the unincorporated limits of Elberton, Georgia in accordance with O.C.G.A. §36-70-5.