

ARTICLE I PREAMBLE

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 Oglethorpe County, 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 Oglethorpe County, 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 Oglethorpe County.

Therefore, this Ordinance establishes comprehensive zoning regulations for Oglethorpe County, 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.

The Mayor and Council of the Town of Maxeys similarly adopt said Ordinance which will regulate the use of all land development within the Town of Maxeys.

ARTICLE II ENACTMENT CLAUSE

The Board of Commissioners of Oglethorpe County, 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 Official Zoning Ordinance of Oglethorpe County, Georgia, regulating the use of all land and development within the unincorporated limits of Oglethorpe County, Georgia, and within the limits of any inactive municipality in accordance with O.C.G.A. §36-70-5.

The Mayor and Council of the Town of Maxeys similarly adopts said Ordinance which will regulate the use of all land development within the Town of Maxeys.

ARTICLE III SHORT TITLE

This Ordinance shall be known and may be cited as "The Zoning Ordinance of Oglethorpe County, Georgia."