

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 1 - GENERAL PROVISIONS >>**

**Chapter 1 - GENERAL PROVISIONS**

[ARTICLE 1. - PURPOSE AND INTENT](#)

[ARTICLE 2. - GENERAL PROVISIONS](#)

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter 1 - GENERAL PROVISIONS >> ARTICLE 1. - PURPOSE AND INTENT >>**

**ARTICLE 1. - PURPOSE AND INTENT**

[Section 1.1.1. - Purpose and Intent.](#)

**Section 1.1.1. - Purpose and Intent.**

The purpose and intent of this Unified Development Ordinance (UDO) for the City of Columbus is to provide for the health, safety morals, convenience, order, prosperity and general welfare of the residents and property owners of the City of Columbus and Muscogee County; to provide to provide development standards, criteria, and regulations consistent with the City's comprehensive plan; and to exercise the planning and zoning authority granted by the applicable provisions of the Constitution of the State of Georgia, the Georgia Planning Law of 1989, and other applicable provisions of the Annotated Code of Georgia. The purpose and intent of this Chapter also are to achieve the benefits listed below.

- A. *Health, Safety and Welfare.* Protect, provide for, and further the public health, safety and general welfare of the City.
- B. *Orderly Development.* Consolidate and streamline the development procedures and guide and encourage the orderly and beneficial development of future growth and development of the City consistent with the City's comprehensive plan.
- C. *Land Use.* Provide for more appropriate use of land throughout the City and to enhance and protect the value of all property within the City.
- D. *Light, Air and Privacy.* Provide for adequate light, air and privacy; secure safety from fire, flood, and other danger; and prevent overcrowding of the land.
- E. *Aesthetics.* Protect and enhance the aesthetics and character of all parts of the City.
- F. *Public Service.* Provide for adequate public services, including roads and transportation, potable water, sanitary sewer, schools, parks and other public requirement.
- G. *Value of Land.* Protect and conserve the value of land, buildings and improvements and minimize conflicts among uses of land and buildings.
- H. *Zoning Districts.* Divide the City into districts, restricting and regulating therein the construction, reconstruction, alteration, and use of buildings, structures, and land for residential, commercial, industrial and other specified uses.
- I. *Property Development Regulations.* Establish building setback lines, regulate the bulk and height of buildings, and provide for related property development regulations.
- J. *Greenways and Open Space.* Provide for greenways and open spaces, and conserve and preserve environmentally sensitive lands and vegetation.
- K. *Traffic.* Avoid traffic congestion on streets and eliminate conflicts between pedestrian and vehicular movements.

**Columbus, Georgia, Code of Ordinances >> APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE >> Chapter**

**1 - GENERAL PROVISIONS >> ARTICLE 2. - GENERAL PROVISIONS >>****ARTICLE 2. - GENERAL PROVISIONS**

[Section 1.2.1. - Title.](#)

[Section 1.2.2. - Authority.](#)

[Section 1.2.3. - Effective Date.](#)

[Section 1.2.4. - Construction of Words and Phrases.](#)

[Section 1.2.5. - Minimum Requirements or Standards.](#)

[Section 1.2.6. - Official Zoning Map.](#)

[Section 1.2.7. - Zoning District Boundaries.](#)

[Section 1.2.8. - Schedule of Fees, Charges, and Expenses.](#)

**Section 1.2.1. - Title.**

The title of the document shall be the "Unified Development Ordinance" (UDO) for the City of Columbus.

**Section 1.2.2. - Authority.**

This UDO is adopted pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia, the Georgia Planning Act of 1989, and other applicable portion of the Annotated Code of Georgia.

**Section 1.2.3. - Effective Date.**

This UDO shall become effective as of March 1, 2005.

**Section 1.2.4. - Construction of Words and Phrases.**

The following general rules of construction shall govern the interpretation of words and phrases used in this UDO.

- A. *Building.* The term "building" includes the word "structure."
- B. *Erected or Altered.* The term "erected" or "altered" includes the term "constructed, reconstructed, restored, extended or structurally altered."
- C. *Lot.* The term "lot" includes the terms "plot," "tract," or "parcel."
- D. *Map.* The term "map" means the Official Zoning Map of the City of Columbus.
- E. *May.* The term "may" is permissive.
- F. *Person.* The term "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
- G. *Shall and Will.* The term "shall" is mandatory, as is the term "will."
- H. *Singular and Plural.* The singular word or number includes the plural, and the plural word number includes the singular.
- I. *Tenses.* The present tense includes the future tenses.
- J. *Used or Occupied.* The term "used" or "occupied" includes the terms "intended, designed, or arranged to be used or occupied."
- K. *Federal or State Law.* Reference to federal or state law shall include all future amendments to such laws, as applicable.
- L. *Documents.* Reference to official documents utilized as part of this UDO, shall include all future amendments, as applicable.

**Section 1.2.5. - Minimum Requirements or Standards.**

- A. *Interpretation.* In the interpretation and application, the provisions of this UDO will be construed broadly to promote the public health, safety and general welfare.
- B. *Conflict with Other Public Provisions.* The provisions of the UDO are not intended to interfere with, abrogate or annul any other ordinance, rule or regulation, statute or other provision of law, except those which are in conflict

with these provided for herein. Where any provision of the UDO imposes restrictions different from those imposed by any other provision herein or any other ordinance, rule or regulation or other provision of law, the provision, which is more restrictive or imposes higher standards will control.

- C. *Identification of Certain Officials.* The identification of certain officials, including the City Manager, Director of Planning, City Engineer, and other similar officials, shall also include the designee of such official.
- D. *Review by City Attorney.* The City Attorney shall review and approve all legal agreements and documents, and all documents to be recorded.
- E. *Application of District Regulations.*
  - 1. *Zoning Districts.* The regulations within each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as may be provided elsewhere in this UDO.
  - 2. *Other Regulations.* Unless otherwise provided in these land development regulations, all applicable standards and requirements shall apply to all structures and uses permitted within the City.
- F. *Definitions.* Definitions of words and phrases for the use, administration and interpretation of these land development regulations are provided in Chapter 13.
- G. *Conformity.* All buildings, structures, lands, and properties shall be used, developed, occupied, erected, altered, moved, or otherwise improved in conformity with the provisions of this UDO.
- H. *Prohibitions.* Buildings or other structures shall not be erected or altered:
  - 1. To exceed the height or bulk standards permitted by this UDO;
  - 2. To accommodate or house a greater number of families or individuals than permitted herein;
  - 3. To occupy a greater percentage of lot area than required by this UDO;
  - 4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than required by this UDO; or
  - 5. In any other manner contrary to the provisions of this UDO.

#### **Section 1.2.6. - Official Zoning Map.**

- A. *Adoption.* The City is divided into zoning districts, as shown on the Official Zoning Map of the City of Columbus, which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this UDO.
- B. *Changes in Zoning Map.*
  - 1. *When Amended.* The Official Zoning Map shall be amended at the same time when a zoning district boundary change (rezoning) is approved by the Council.
  - 2. *Retention of Official Zoning Map.* The Official Zoning Map shall be maintained by the Planning Division on behalf of the Clerk of Council.

#### **Section 1.2.7. - Zoning District Boundaries.**

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the rules stated below shall apply.

- A. *Rivers, Streams, and Canals.* Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- B. *Centerlines.* Boundaries indicated as approximately following the centerlines of streets, railroads, highways, or alleys shall be construed to follow such centerlines.
- C. *County Limits.* Boundaries indicated as approximately following County limits shall be construed as following such County limits.
- D. *Distances.* Distances not specifically indicated on the Official Zoning Map or contained in the legal description contained in the ordinance to amend the Official Zoning Map shall be determined by the scale of the Map.
- E. *Parallel Lines and Extensions.* Boundaries indicated as parallel to or extensions of features indicated in this Section shall be so construed.
- F. *Platted Lot Lines.* Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- G. *Rights-of-way Vacations.* If a street or other public right-of-way is vacated, where a district boundary is indicated following the right-of-way line at the edge of the street, such boundaries shall be construed as moving to the centerline of the vacated street.
- H. *Specific Dimensions.* Where specific dimensions indicate district boundaries, such specific dimensions shall control.
- I. *Interpretation.* Where physical or cultural features existing on the ground are at a variance with those shown on the Official Zoning Map or in other circumstances not covered by this Section, the Board of

Zoning Appeals (BZA) shall interpret the district boundaries.

**Section 1.2.8. - Schedule of Fees, Charges, and Expenses.**

- A.** *Fees Authorized.* The Council shall establish a schedule of fees, charges, and expenses and a collection procedure, for development applications, building permits, certificates, appeals, and all other matters pertaining to the administration and implementation of the UDO. The schedule of fees shall be available in the Department. Fees may be altered or amended only by the Council only in accordance with Georgia Law, to include, but not limited to, the provisions of O.C.G.A. § 48-13-9.
- B.** *Payment of Fees.* Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or other matter affected by the UDO.