

# **TITLE XV:**

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- Chapter 163 – Abandoned Cemetery and Burial  
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# **TITLE XV: LAND USAGE**

## **Chapter 150**

### **Building Regulations**

## TITLE XV: LAND USAGE

### Chapter

- 150. Building Regulations
- 151. Historic Preservation Commission
- 152. Floodplain Management Regulations Ordinance
- 153. Soil Erosion and Sedimentation Control
- 154. Environmental Review
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- 162. Mailbox Construction Ordinance
- 163. Abandoned Cemetery and Burial Ground Protection Ordinance
- 164. Fence, Wall and Buffer Ordinance
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### CHAPTER 150: BUILDING REGULATIONS

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##### Building Codes

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#### *General Provisions*

#### **§ 150.01 FUTURE LAND USE PLAN ADOPTED**

The Future Land Use Plan for Pike County, Georgia is adopted, and the Clerk of the County Commissioners is directed to spread a copy of the Land Use Plan on the Official Minutes of the Board of Commissioners of Pike County, Georgia.

(Res. passed 6-16-89)

## *Building Codes*

### **§ 150.15 TECHNICAL CODES**

- (A) The Georgia State Minimum Standard Building Codes, as adopted and amended by the Georgia Department of Community Affairs, are to be enforced within Pike County. As of the revised date of this subchapter, the Georgia State Minimum Building Code includes the latest adopted editions of:
- (1) Georgia State Minimum Standard Building Code (International Building Code with Georgia State Amendments);
  - (2) Georgia State Minimum Standard One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings with Georgia State Amendments Standard Mechanical Code);
  - (3) Georgia State Minimum Standard Fire Code (International Fire Code with Georgia State Amendments);
  - (4) Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments);
  - (5) Georgia State Minimum Standard Mechanical Code (International Mechanical Code with Georgia State Amendments);
  - (6) Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia State Amendments);
  - (7) Georgia State Minimum Standard Electrical Code (National Electric Code);
  - (8) Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments).
- (B) The latest edition of the Life Safety Code (NFPA 101), as adopted and amended by the Georgia State Fire Marshal's Office, is to be enforced within Pike County.
- (C) In any case where there is a question of the application of the requirements of two or more of the technical codes, the most restrictive requirement shall be deemed to apply and the county shall enforce same.
- (Ord. passed 10-11-00) (Am. Ord. Passed 6-12-13)

### **§ 150.16 ADMINISTRATION AND ENFORCEMENT OF CODES**

- (A) All references to the "Building Official" set forth in the International Building Code shall be deemed to refer to the Zoning Administrator (Director of Pike County Planning and Development).
- (Ord. passed 10-11-00) (Am. Ord. Passed 6-12-13)

### **§ 150.17 CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS**

- (A) The Pike County Board of Zoning Appeals shall serve as the Construction Board of Adjustments and Appeals.
- (B) The Board of Zoning Appeals may, from time to time, establish rules not inconsistent with these and other applicable regulations.
- (C) The Director of Pike County Planning and Development shall ensure that a detailed record of all proceedings is kept, which shall set forth the reasons for decisions of the Board, the vote of each member, the absence of any member and any failure of a member to vote.
- (Ord. passed 10-11-00) (Am. Ord. Passed 6-12-13)

**§ 150.18 CONSTRUCTION AND DEVELOPMENT PERMIT FEES**

A schedule of permit fees pertaining to construction and all types of development shall be maintained by the Director of Planning and Development, which is incorporated by reference as if appearing in total. A copy of this schedule shall be posted for public inspection at all times. Establishment and/or amendment of the schedule of permit fees shall be made by resolution of the Pike County Board of Commissioners. The schedule of permit fees shall be tendered by the Director of Planning and Development to the Pike County Board of Commissioners with suggestions for revision and/or approval at least once in each calendar year.  
(Ord. passed 10-11-00) (Am. Ord. Passed 6-12-13)

**§ 150.19 REGULATIONS FOR VINYL SIDING**

Commencing on June 1, 2001, any and all structures that are to have vinyl siding as an exterior covering shall be completely sheathed with either O.S.B. or plywood. Sheathing shall be ½-inch thick or the manufactured equal thereof. Sheathing shall be applied to all areas to be covered by vinyl siding. Vinyl shall be fastened with either nails or staples, but in either case, the fastener shall be of such a length so as to penetrate the sheathing without protruding into the interior of the building. Excessive length fasteners can and have penetrated the wires that pass through the wall cavities. Also, excessive length fasteners are a hazard to the workers who follow after siding crews.  
(Am. Ord. passed 6-13-01)

**§150.20 REGULATIONS FOR PERIMETER FOOTERS**

- (A) Commencing on January 1, 2001, any and all perimeter footers, whether for “stick built” homes or for manufactured homes, shall have no less than two runs of at least #4 rebar for the entire length of the footer. Rebar shall be supported on metal chairs or metal stakes so as to hold the rebar off the bottom of the footing trench at least 3½ to 4 inches. Rebar shall be supported by either means, but not more than four-foot intervals.
  - (B) It is also required that footers be treated for termites prior to the pouring of concrete into the footing trench. This is a recommendation, since it is much better to treat the ground, not the concrete or blocks.
- (Am. Ord. passed 4-11-01)(Am. Ord. passed 05-27-03)

*Uniform Numbering System*

**§ 150.35 UNIFORM SYSTEM OF IDENTIFICATION AND ADDRESSING OF PROPERTIES AND BUILDINGS**

- (A) Pike County has implemented a uniform system for the identification and addressing of properties and buildings located in Pike County, Georgia.
- (B) All properties and buildings within the unincorporated area of Pike County, as well as any properties and buildings located inside the city limits of participating municipalities that have consented for the County to apply this uniform system within its municipal boundaries, shall hereafter be so identified in accordance with the uniform identification system set forth herein.
- (C) The uniform identification and addressing of properties and building shall be as follows:
  - (1) Each new identification address shall be issued by the Office of Planning and Development of Pike County.

- (2) Applicants for identification addresses shall submit a request form as required by the Office of Planning and Development along with a completed driveway permit issued by the Pike County Department of Public Works or the Georgia Department of Transportation, whichever entity may have jurisdiction over the subject driveway permit.
- (3) The installation of the driveway(s) in connection with a request for new identification address(es) shall be in accordance with the applicable driveway specifications, Pike County or the Georgia Department of Transportation, before a new address is issued.
- (4) The determination and identification of the new address(es) shall be as follows:
  - a. All new addresses will be measured from the intersection of the parent road and the thoroughfare from which it originates to the center of the installed driveway. The originating point shall be the zero mark and point of origin for the determination process of the new identification address.
  - b. Addresses will then count up from the zero mark every 5.4 feet, which will result in the next sequential available address number.
  - c. The middle point of the installed driveway shall be the point used to determine the address number. Due to the width of the driveway, the number may be amended one sequential number up or down at the discretion of the Office of Planning and Development.
  - d. Even numbers shall be assigned to properties on the right side of the street and odd numbers to the left side of the street as measured from the zero mark and point of origin.
  - e. For cul-de-sacs, the point directly at the top of the cul-de-sac as gauged by the centerline of the road shall be used in connection with defining even and odd addresses.
- (5) In the event an address is requested for a vacant parcel of land a defined driveway must be installed per proper specifications as discussed above.
- (6) The Office of Planning and Development has administrative discretion to issue a new identification address in the event a driveway has not yet been completed as long as the driveway can be clearly identified by tangible evidence such as through the use of plats, site plans, pins/markers placed, or other evidence of identifying the location of the driveway.
- (7) For larger scale developments, residential or non-residential, requests for new identification addresses shall be defined by utilizing the main address of the development and then further identified through the use of additional sequential identification including, but not limited to, numbers, letters, buildings, suites. For example, a request for a new identification address for a business location in a larger business development may be identified by use of the main street address for the development, then referencing a sequential designation for the appropriate building, and then further referencing a sequential suite identification for the subject business (i.e., 123 Commercial Blvd., Building A, Suite 1).

(D) Administration and specifications for new addresses shall be as follows:

- (1) Once the new identification address has been assigned by the Office of Planning and Development, no changes may be made to the assigned address except by the Office of Planning and Development in writing.
- (2) After the assignment of a new identification address, the Office of Planning and Development will provide an official notification of the assigned address to the owner, which may be obtained from the Office of Planning and Development during regular

business hours. The Office of Planning and Development will maintain a master record of all assigned addresses.

- (3) All assigned address numbers must be posted on the property in accordance with the physical standards for address displays required by this section. The posting of the assigned address shall be visible from the road, shall be displayed no more than 25 feet from the road, and shall be visible both day and night. A mailbox at the entrance to a property will suffice as long as the address is displayed on both sides of the mailbox; or, the address is displayed on one side of the mailbox and also in the yard so that the address is visible from either direction while traveling on the adjacent road.
  - (4) Each applicant for a new identification address will be responsible for the display of the new address. The address display shall be a minimum of 3 inches in size.
  - (5) No person, agency or business shall adopt, assign, display or cite any address other than the address assigned by the Office of Planning and Development for the purpose of designating the location of subject property.
  - (6) The Office of Planning and Development may make available to public agencies, such as those responsible for emergency and law enforcement services, tax officials and post offices, a compiled record of the assigned addresses to assist with the efficient administration of services to the citizens and general public.
- (E) The enforcement of this section shall include the following provisions;
- (1) Any person who shall do anything prohibited by this subchapter as it exists, or as it may hereafter be amended, or who shall fail to do anything required by this subchapter as it now exists or as it may hereafter be amended, is declared to be in violation of this subchapter and the regulations or county ordinances herein set forth.
  - (2) Each and every day that any such violation exists shall be deemed a separate offense.
  - (3) Any such violation of this subchapter and any citation issuing thereon may be returnable and tried in the Magistrate Court of Pike County, Georgia. The maximum penalty that may be enforced is as provided by Georgia law (OCGA § 15-10-60) and §10.99 of the Code of Pike County, Georgia as said laws now exist or as they may hereafter be amended.
  - (4) The imposition of any fine or imprisonment, or both, for any violation shall not excuse the violation nor permit it to continue; and, all such violators shall be required to correct or remedy such violations or defects.
  - (5) The remedies herein set out for the purpose of enforcing this section shall not be deemed to be exclusive, but shall be cumulative of all other remedies, civil or criminal, provided by the laws of Georgia or by the ordinances of Pike County.

(Res. 2-94, passed 2-9-94)(Am. Ord. passed 08-31-04)(Am. Ord. passed 12-9-20)

### **§ 150.36 ADMINISTRATION**

- (A) The Director of Pike County 911 shall be responsible for implementing and maintaining the numbering system as adopted by this subchapter, including the supplementary documents referred to herein.
- (B) The Director of Pike County 911 or his or her designee shall assign and maintain a record of all property numbers for the county.
- (C) The Director of Pike County 911 or his or her designee may make available to public agencies, such as those responsible for emergency services, tax officials and the post office,



such part of the records of property number assignments as may be required to accomplish a public purpose.

(Res. 2-94, passed 2-9-94)(Am. Ord. Passed 08-31-04)

**§ 150.37 ENFORCEMENT**

- (A) Any person who shall do anything prohibited by this subchapter as it exists, or as it may hereafter be amended, or who shall fail to do anything required by this subchapter as it now exists or as it may hereafter be amended, is declared to be in violation of this subchapter and the regulations or county ordinances herein set forth.
- (B) Each and every day that any such violation exists shall be deemed a separate offense.
- (C) Any such violation of this subchapter and any citation issuing thereon may be returnable and tried in the Magistrate Court of Pike County, Georgia. The maximum penalty that may be enforced is that as provided by Ga. Code, § 15-10-60 as it now exists or as it may hereafter be amended.
- (D) The imposition of any fine or imprisonment, or both, for any violation shall not excuse the violation nor permit it to continue; and all such violators shall be required to correct or remedy such violations or defects.
- (E) The remedies herein set out for the purpose of enforcing this subchapter shall not be deemed to be exclusive, but shall be cumulative of all other remedies, civil or criminal, provided by the laws of Georgia or by the ordinances of Pike County.

(Res. 2-94, passed 2-9-94)(Am. Ord. passed 08-31-04)