ARTICLE 1

AUTHORITY, TITLE, PURPOSE, AND INTENT

1.1 AUTHORITY AND TITLE

1.1.1 These rules and regulations are adopted under the authority of the Constitution of the State of Georgia and laws enacted pursuant thereto.

1.1.2 These regulations shall be known as "The Development Regulations of the City of Duluth, Georgia," and may be referred to generally as "The Development Regulations," or, as used herein, "these Regulations."

1.2 PURPOSE

1.2.1 These Regulations are intended to serve the following purposes:

a. To protect and promote the public health, safety and general welfare.

b. To provide a system for the subdividing of lands and the accurate recording of land titles.

c. To provide assurance that lots shown on recorded subdivision plats are usable by the purchasers for their intended and permitted functions.

d. To encourage economically sound and orderly land development in accordance with the policies and objectives of the City of Duluth Comprehensive Plan.

e. To assure the provision of required streets, utilities, and other facilities and services to new land developments in conformance with the public improvement policies of the City.

f. To assure adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.

g. To assure the provision of needed open spaces and public facility sites in new land developments through the dedication or reservation for purchase of land for public purposes.

h. To assure equitable review and approval of all subdivisions and site plans by providing uniform procedures and standards for the developer.

1.3 INTENT AND APPLICATION

It is the intent of these Regulations that they apply to and provide guidance for the development of any lands within the incorporated area of the City of Duluth, whether the development involves the subdivision of the land for sale to individual users or pertains only to the construction of buildings or other improvements on a single parcel.

1.4 AGRICULTURAL EXEMPTION

Clearly agricultural uses, limited to the cultivation of the land, dairying or animal husbandry, are not intended to be governed by these Regulations, provided that land proposed to be converted to a new agricultural use must be zoned RA-200 to be exempt from the provisions herein.