

STATE OF GEORGIA

CITY OF GROVETOWN

**ORDINANCE 232**

**AMENDMENTS TO THE CODE OF ORDINANCES FOR THE CITY OF  
GROVETOWN, APPENDIX A, ARTICLE XII, SECTION 12.000, AND  
SECTION 12.010 REGARDING NON-CONFORMITIES**

**WHEREAS**, the Mayor and Council of the City of Grovetown, Georgia, (hereinafter “city”) under the authority of its Charter and the Constitution and Laws of the State of Georgia, are empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of the city, and to provide for and enact zoning and development regulations; and

**WHEREAS**, the City desires to amend its current zoning ordinances concerning Nonconformities; and

**WHEREAS**, a public hearing on the amendments was conducted on January 9<sup>th</sup>, 2014, pursuant to O.C.G.A. 33-66-1, et seq. and local ordinances at Grovetown City Hall;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council that Sections 12.000 and 12.010 of Article XII, Appendix A, of the Code of Ordinances of the City of Grovetown, Georgia, are hereby repealed and replaced with the following:

**Sec. 12.000. – Intent.**

It is the nature of this section to avoid any unreasonable invasion of established private property rights; however, this ordinance recognizes that the elimination of existing structures and uses that are not in conformity with this resolution is as much a subject of health, safety, and general welfare as is the prevention of the establishment of new uses which would violate the purpose, intent, and provisions of this ordinance. A structure, building or use which was established before the effective date of this ordinance and which does not conform to one (1) or more of the requirements of this ordinance is a nonconformity. Such nonconformity may not be continued in perpetuity; may not be replaced; shall not be converted to any other use except a conforming use; shall not be expanded except as provided in this ordinance; shall not be reestablished after discontinuance of operation for one (1) year.

**Sec. 12.010. – Maintenance and repairs.**

- a. On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done on ordinance repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding fifty (50) percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, provided that the bulk existing when it became nonconforming shall not be increased.
- b. Nothing in these regulations shall be deemed to prevent the strengthening or restoring to safe condition of any building or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official.

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances in conflict with these ordinances are hereby repealed.

**BE IT FURTHER ORDAINED** that these Ordinances shall take effect upon their adoption by the City Council of the City of Grovetown, Georgia.

Duly adopted and **ORDAINED** by the City Council of Grovetown, Georgia, this 10th day of February, 2014.

THE CITY COUNCIL OF THE CITY OF GROVETOWN, GEORGIA

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Mayor

Attest:

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Clerk

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