

## 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 Buford, Georgia”, and may be referred too 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 those 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 Comprehensive Plan of the City of Buford.
- e) To assure the provision of required streets, utilities, and other facilities and services to new land developments in conformance with 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 adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.
- h) To assure equitable review and approval of all subdivision 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 Buford, whether the development involves the subdivision of the land for sale to individual users or pertains only 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.