

ARTICLE 2

PURPOSE

Sec. 2-1. STATED

1. Basic goal.

It is the intent of this Ordinance to encourage and promote, in accordance with present and future needs, the safety, morals, health, order, convenience, prosperity, and general welfare of the citizens of the City of Big Sandy.

2. Objectives

To achieve this end, these regulations are prepared in accordance with and for the promotion of the goals and objectives of the Comprehensive Development Plan, and are designed to (1) conserve the value of land, buildings, and resources; (2) protect the character and maintain the stability of residential, commercial, and industrial areas; and (3) provide for the efficiency and economy in the process of development through the:

- a. Appropriate use of land;
- b. Regulating of the use and occupancy of buildings and land;
- c. Healthful and convenient distribution of population;
- d. Convenience of traffic and circulation of people and goods;
- e. Adequacy of public utilities and facilities;
- f. Promotion of the civic amenities of beauty and visual interests;

- g. Protection, enhancement, and perpetuation of specific community areas with special character, interest, or value which represents and reflects elements of the City's cultural, social, economic, and political heritage.
- h. Establishment of zoning districts which will regulate the location and use of buildings and other structures, land for trade, industry, residence and other purposes by regulating and limiting or determining the height, bulk, and access to light and air of buildings and structures, the area of yards and other spaces, and the density of use.

3. Accomplishment of objectives.

To accomplish these objectives, the regulations and districts and accompanying map has been designed with reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses.