

ARTICLE I. AUTHORITY AND ENACTMENT

1.1 Authority

This ordinance is adopted under the authority granted by Chapter 160A, Article 19, Part 3 of the North Carolina General Statutes and Amendments thereto. The Board of Commissioners of the Town of Belville, North Carolina, does ordain as follows:

1.2 Title

This ordinance shall be known as, referred to, and cited as the "ZONING ORDINANCE, TOWN OF BELVILLE, NORTH CAROLINA" and hereinafter referred to as the "ordinance".

1.3 Purpose

The purpose of this ordinance is to promote the health, safety, morals, and general welfare of the Town of Belville, North Carolina.

1.4 Intent

It is the general intent of this ordinance to:

1. Regulate and restrict the use of all structures and lands within the town limits of the Town of Belville.
2. Regulate and restrict lot coverage, population density and distribution, and the location and size of all structures within the town limits of the Town of Belville.
3. Regulate development so as to accomplish the following:
 - a. Secure Safety from fire, flooding, panic and other dangers;
 - b. Provide Adequate light, air, sanitation, drainage;
 - c. Further the Appropriate use of land, and conservation of natural resources;
 - d. Obtain the Wise Use. conservation, development, and protection of the town's water, soil, woodland, and wildlife resources and attain a balance between land uses and the ability of the natural resource base to support and sustain such uses;
 - e. Prevent Overcrowding, and avoid undue population concentration and urban sprawl;

- f. Stabilize and protect the natural beauty and property values.
- g. Lessen Congestion in and promote the safety and efficiency of the streets and highways.
- h. Facilitate the Adequate provision of public facilities and utilities:
- i. Preserve Natural Growth and Cover and promote the natural beauty of the community.

1.5 Interpretation

In interpreting and applying the provisions of this ordinance, those provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, prosperity, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants or agreements, the provisions of this ordinance shall govern. Likewise, where other ordinances, easements, covenants or other agreements impose additional or greater restrictions than those regulations set forth herein, the more restrictive regulations shall have precedence.