

# **ARTICLE 1**

## **AUTHORITY AND PURPOSE**

**ARTICLE 1** \_\_\_\_\_ **AUTHORITY AND PURPOSE**

**1.1 Authority**

These regulations are adopted pursuant to the authority vested in the City of Locust by its charter, the Session Laws, and the General Statutes of North Carolina, particularly Chapter 160A, Article 19, Part 3 and any special local legislation enacted by the General Assembly for the City of Locust.

**1.2 Purpose**

The purposes of these regulations are to lessen the congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate and economic provision of transportation, water, sewage, schools, parks and other public requirements, to conserve the value of buildings, and encourage the most appropriate use of land throughout the corporate area and extraterritorial zoning jurisdiction, in accordance with the Policy Guide and the future Land Development Plan, which, together with this ordinance, constitute the comprehensive plan ("Plan") of the City of Locust.

**1.3 Title**

These regulations shall be known as The Zoning Ordinance of the City of Locust, North Carolina, and may be cited as the "Zoning Ordinance": the maps referred to herein titled Official Zoning Maps, Locust, North Carolina, may be cited as the "Zoning Maps."

**1.4 Jurisdiction**

These regulations govern the development and use of all land and structures within the corporate limits and the extraterritorial zoning jurisdiction of the City of Locust. As shall be defined by ordinance from time to time as provided in the General Statutes of North Carolina.

**1.5 Zoning Maps**

The City Council shall adopt a series of Zoning Maps entitled "Official Zoning Maps, City of Locust, NC" which shall be certified by the City Clerk and retained in the office of the City Council. The Zoning Maps shall set out and delineate into the zoning districts established in Article 3 all land within the jurisdiction of these regulations. The Zoning Maps and notations thereon are hereby designated, established, and incorporated as a part of these regulations and shall be as much a part of these regulations as if they were fully described herein.

**1.6 Separability**

If any section, specified provision, or standard of these regulations, or any zoning district boundary that now exists or may exist in the future is found by a court of competent jurisdiction to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

**1.7 Relation to Other Ordinances**

If the provisions of this ordinance conflict with the provisions of any other validly enforceable ordinance(s), the Plan shall guide the interpretation as to which provision(s) shall control.

**ARTICLE 1 \_\_\_\_\_ AUTHORITY AND PURPOSE**

**1.8 Effective Date**

These regulations shall become effective on April 3rd, 1997.