

**CHAPTER 1
PURPOSE AND APPLICABILITY**

Section 1.1 Title

This Ordinance shall be known as the “Zoning Ordinance of the Town of Badin, North Carolina” and shall be known as the “Badin Zoning Ordinance” and the zoning map which is identified by the title, “Official Zoning Map, Badin, North Carolina”, shall be known as the “Zoning Map”, or “Official Zoning Map”.

The official zoning map shall be maintained in the Town of Badin and may consist of a series of maps. The official zoning map, or copies, shall be available to the public for viewing. Copies of the map and the Ordinance shall also be made available for sale to the public.

Section 1.2 Authority and Purpose

In pursuance of authority granted by the General Assembly of North Carolina in General Statutes 160A-381 to 160A-392, and for the purpose of promoting the public health, safety, morals, and general welfare of the inhabitants of the Town of Badin, this Ordinance contains regulations designed to:

- A. address future needs, growth, and change in the jurisdiction;
- B. conserve land and water resources;
- C. secure safety from fire, panic, and other dangers;
- D. provide adequate light and air;
- E. provide adequate transportation, water supplies, sewer service, schools, parks, open space, and public facilities;
- F. conserve the value of buildings;
- G. examine the most appropriate use of the land;
- H. regulate the location of business and industry;
- I. regulate the height and bulk of buildings;
- J. regulate the area of yards and open spaces for buildings;
- K. protect historic sites and areas;
- L. promote orderly development of the community;
- M. lessen congestion in the roads and streets;
- N. prevent the overcrowding of land;
- O. avoid undue concentration of population;
- P. preserve the natural environment; and
- Q. ensure the development of a future environment that realizes the greatest possible use and enjoyment of individual properties.

The zoning districts and maps have been made with due consideration of future growth, development, and change in land development according to objectives expressed in the comprehensive plan, as well as with due consideration of existing development and uses of land in the Town of Badin.

These regulations and districts represent consideration of the character of the particular suitability for particular uses of land and have been made with a view to preserve the existing environment and/or assure the development of a future environment that realizes the greatest use and enjoyment of the land on individual properties. This is balanced against the necessary protection of values of buildings and land and the use and enjoyment of land on adjacent properties and with the objective of promoting and protecting the public welfare through the regulation of land use and the process of land development.

Section 1.3 Jurisdiction

The provisions of this Ordinance shall apply within the corporate limits of the Town of Badin and within the extraterritorial area as defined by ordinance and as now or hereafter fixed, and any property thereto annexed in the future.

Section 1.4 Relation to Other Ordinances

It is not intended that this Ordinance shall in any way repeal, annul, or interfere with the existing provisions of any other law or ordinance except any ordinance which these regulations specifically replaces. It is not intended that these regulations shall interfere with any easements, covenants, or other agreements between parties. However, if the provisions of these regulations impose greater restrictions or higher standards for the use of a building or land, for yards, or for the size of structures than is called for by other ordinances, permits, easements, or agreements, then the provisions of these regulations shall control. In the event of any conflict in limitations, restrictions, or standards applying to a project or developments, the more restricted provision shall apply.

Section 1.5 Separability

If any section or specific provision or standard of this Ordinance or any zoning district boundary that may exist in the future is found by a court 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.

Section 1.6 Effective Date

These regulations shall become effective on November 10, 1999.