

# **ARTICLE I. PURPOSE AND AUTHORITY.**

## **1-1. Purpose.**

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue congestion of population; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

## **1-2. Authority.**

The town council of Richfield enacts this ordinance pursuant to the authority granted by the General Statutes of North Carolina (G.S. Chapter 160D-Article 2).

## **1-3. Short Title.**

This ordinance shall be known and may be cited as the “Zoning Ordinance” of the Town of Richfield, North Carolina, and the zoning map referred to herein shall also be known as the “Official Zoning Map” of the Town of Richfield, North Carolina. The current zoning map will be authenticated by the Town Clerk and maintained either in digital form or paper copy. The physical copy will be held on file at Town Hall for public inspection alongside any state or federal agency maps incorporated into the zoning map in accordance with G.S. 160D-105. Prior zoning maps will be maintained for public inspection in digital or paper format.

Copies of the zoning district map reproduced by any method of reproduction that gives legible and permanent copies, when certified by the local government/town clerk in accordance with G.S. § 160A-79 or 153A-50, shall be admissible in evidence and shall have the same force and effect as would the original map

## **1-4. Territorial Jurisdiction.**

On and after the effective date of this ordinance, these regulations shall govern the use of all lands lying within areas designated as “official zoned areas” by the town council, and inside the corporate limits or now or hereafter fixed, the territory being more particularly described on the map entitled “Extraterritorial Jurisdiction Map of the Town of Richfield, North Carolina” as is on file in town hall and is recorded in the Stanly County register of deeds, the boundary lines on the map being incorporated and made a part of this ordinance as is fully set out herein.

## **1-5. Conflict with other Regulations.**

(A) Whenever the regulations of this ordinance require a greater width or size of yards, courts, or other open space, or require a lower height of building or lesser number of stories or require a greater percentage of lot to be left unoccupied, or impose other restrictive standards than are required in or under any other statutes or agreements, the regulations and requirements of this ordinance shall govern.

- (B) Whenever the provisions of any other statute or agreement require more restrictive standards than are required by this ordinance, the provisions of such statute or agreement shall govern. Provided, however, that nothing in this ordinance shall be construed to amend or repeal any other existing ordinance of the town.

**1-6. Interpretation and Validity.**

Should any section or provision of this ordinance or application of a provision under this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.