

ARTICLE I

AUTHORITY, PURPOSE AND JURISDICTION

Section 101. AUTHORITY

The provisions of this ordinance are adopted under the authority granted by the General Assembly of the State of North Carolina, particularly Chapter 160A, Article 19 of the General Statutes.

Section 102. PURPOSE

The regulations and provisions set forth in this ordinance have been made after an assessment of existing land uses and inadequacies noted within the present zoning ordinance and are designed to lessen 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 provisions of transportation, sewage, schools, parks, and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land throughout the planning area. The regulations contained herein have been made with reasonable consideration, among other things, as to the character of the various districts and their suitability for particular uses, and with a view to conserving the value of structures and encouraging the most appropriate uses of the land within the West Jefferson Planning area.

Section 103. JURISDICTION

The regulations and provisions found in this zoning ordinance shall apply to all the properties within the corporate limits and extraterritorial jurisdiction of the Town of West Jefferson as now or hereafter fixed, and all extraterritorial zoning districts adopted by the Town.