

## **Article 1 General Provisions**

### **Section 1-1      Short Title**

This ordinance shall be known as the "Town of Creswell Zoning Ordinance."

### **Section 1-2      Authority**

In accordance with Article 19, Part 3, Chapter 160A of the General Statutes of North Carolina, the Town of Creswell is given the authority to adopt and enforce this zoning ordinance.

### **Section 1-3      Purpose**

The purpose of this ordinance shall be to promote the public health, safety, morals and general welfare; provide for the orderly development of the Town of Creswell; secure safety from fire, panic and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public services.

### **Section 1-4      Jurisdiction**

This ordinance shall apply to all lands within the Town of Creswell and *its extraterritorial planning area*.

### **Section 1-5      Relationship to Land-Use Policies**

This ordinance is designed to assist the citizens, elected and appointed boards, and the administrator in guiding land development within the planning jurisdiction. It has been development with a spirit of concern for both the individual rights of the land owners and the public responsibility to promote the orderly development of the community. These development guidelines were specifically designed to implement land use policies formulated by the Town of Creswell.

### **Section 1-6      Zoning Impacts on Existing Regulations, etc.**

This ordinance is not intended to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued

pursuant to law. Whenever regulations imposed by this ordinance are less restrictive than regulations imposed by any governmental authority through regulations, rule or restriction, the regulations imposed by that authority shall govern. Regardless of any other provisions, no land shall be developed or used, and no structure shall be erected or maintained in violation of any state or federal regulations.

**Section 1-7      One Principal Building on a Lot**

In any district, no more than one principal use may be erected on a single lot, except where it is specifically provided in this ordinance.

**Section 1-8      Fees**

Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for various permits. The amount of the fees charged shall be established by the Town Board. Fees shall be paid upon submission of a signed application or notice of appeal.

**Section 1-9      Adoption and Effective Date**

The provisions of this ordinance, including all revisions, were adopted and became effective on **November 4, 2002**.