

2.0 INTENT AND PURPOSE

2.1 This ordinance is adopted for the following purposes:

- 2.1.1 To promote and protect the public health, safety, comfort, convenience, and general welfare of the people;
- 2.1.2 To divide the unincorporated areas of the county into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and the use of structures and land;
- 2.1.3 To promote the orderly development of residential, business, industrial, recreational and public areas;
- 2.1.4 To provide for adequate light, air and convenience of access to property by regulating the use of land, buildings and the bulk of structure;
- 2.1.5 To prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts;
- 2.1.6 To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder;
- 2.1.7 To limit congestion in the public right-of-way by providing for the off-street parking and loading of motor vehicles;
- 2.1.8 To provide for the gradual elimination of those uses of land, buildings and structures, which do not conform to the standards of the district in which they are located;
- 2.1.9 To preserve a maximum amount of the prime agricultural land for the assurance of adequate, healthful and nutritious food for future residents of the state and nation;
- 2.1.10 To discourage the premature and unnecessary conversion of prime agricultural land to urban uses;
- 2.1.11 To discourage noncontiguous urban development patterns which unnecessarily increase the costs of community services;
- 2.1.12 To further the appropriate use of land, and conserve and protect the natural resources of the county for present and future generations;
- 2.1.13 To avoid the creation of substandard lots whereby uniform setback requirements cannot be complied with.